

Connells

Goddards Cottage,
Cattistock Dorchester







# **Property Description**

Goddards Cottage is set in the stunning village of Cattistock. The property is a well presented detached bungalow with private driveway and parking for several vehicles. The property itself consists of a welcoming entrance hall which then leads to an open plan lounge/kitchen featuring an open fireplace and modern fitted kitchen with integrated appliances. There are three generous bedrooms with master benefitting from ensuite as well as a family bathroom. Outside to the rear the private garden provides a patio seating area perfect for summer entertaining and admiring the beautiful views of the rolling Dorset countryside. There is also a storage shed, handy log store and outside tap.

### **Entrance Hall**

Door to the front, decorative tiled flooring doorway into the lounge/kitchen.

# Lounge

14' 9" x 11' 3" (4.50m x 3.43m)

Open to the kitchen area with double glazed window to the front, open feature fireplace (open chimney) with exposed brick surround, wooden mantle and slate hearth, radiator, telephone point, television aerial socket, doorway through to the entrance hall and door to the internal hallway.

### Kitchen

15' 7" x 9' 8" (4.75m x 2.95m)

Open to the lounge area with a double glazed window to the rear. Fitted kitchen with wall and base units, work surfaces with sink and drainer inset, tiled splashbacks, integrated eye level double electric oven, separate electric hob with extractor fan over, integrated washing machine/dryer, space for fridge/freezer, spotlights, radiator and double glazed door out to the rear garden.

## **Internal Hallway**

Airing cupboard housing hot water cylinder and radiator, storage cupboard housing electric metres, access to the loft space and doors leading to the lounge/kitchen, all three bedrooms and the bathroom.

#### Bedroom 1

11' 6" x 11' 4" (3.51m x 3.45m)

Double glazed window to the rear with stunning countryside views, radiator, television aerial socket, door to the internal hallway and door into the ensuite.

## **En-Suite**

Double glazed window to the rear, shower cubicle, wash hand basin, WC, part tiled, ceiling spotlights, heated towel rail and door into the bedroom.

### Bedroom 2

11' 6" x 8' 7" (3.51m x 2.62m)

Double glazed window to the front, radiator, television aerial socket and door to the inner hallway.

## **Bedroom 3**

8' 3" x 6' 9" (2.51m x 2.06m)

Double glazed window to the front, radiator, television aerial socket and door to the inner hallway.

#### Bathroom

Double glazed window to the rear, bath with shower over, wash hand basin, WC, heated towel rail, part tiled, spotlights, extractor fan and door to the inner hallway.

# **Outside Space**

## **Front Garden**

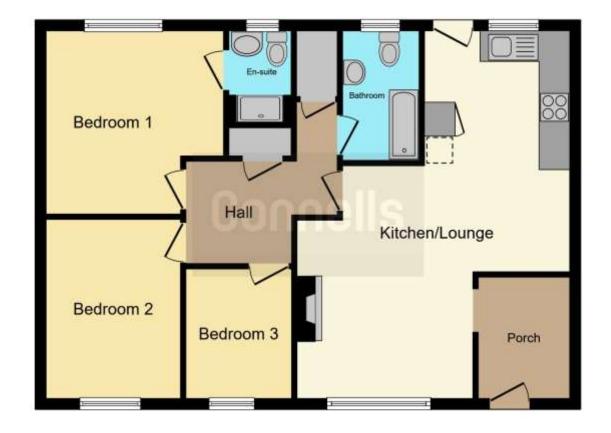
A large gravel driveway with mature shrub borders and ample space for several vehicles. Steps then lead up to the front door of the property which has an outside security light.

### Rear Garden

There is a paved patio seating area directly to the rear of the property, perfect for outside dining and admiring the stunning countryside views. Steps then lead up to the remainder of the garden which is laid to lawn with flower borders. There is a shed, handy log store, outside tap, outside light and two side access gates either side.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01305 266 755 E Dorchester@connells.co.uk

3 High West Street
DORCHESTER DT1 1UH
EPC Rating: E

view this property online connells.co.uk/Property/DCH307768





Tenure: Freehold





<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.