



**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 benefiting from en-suite 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, an outside tap and an outside light.

### Ground Floor

#### 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 meters, 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 en-suite.

### **En-Suite**

Double glazed window to the rear, double 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**

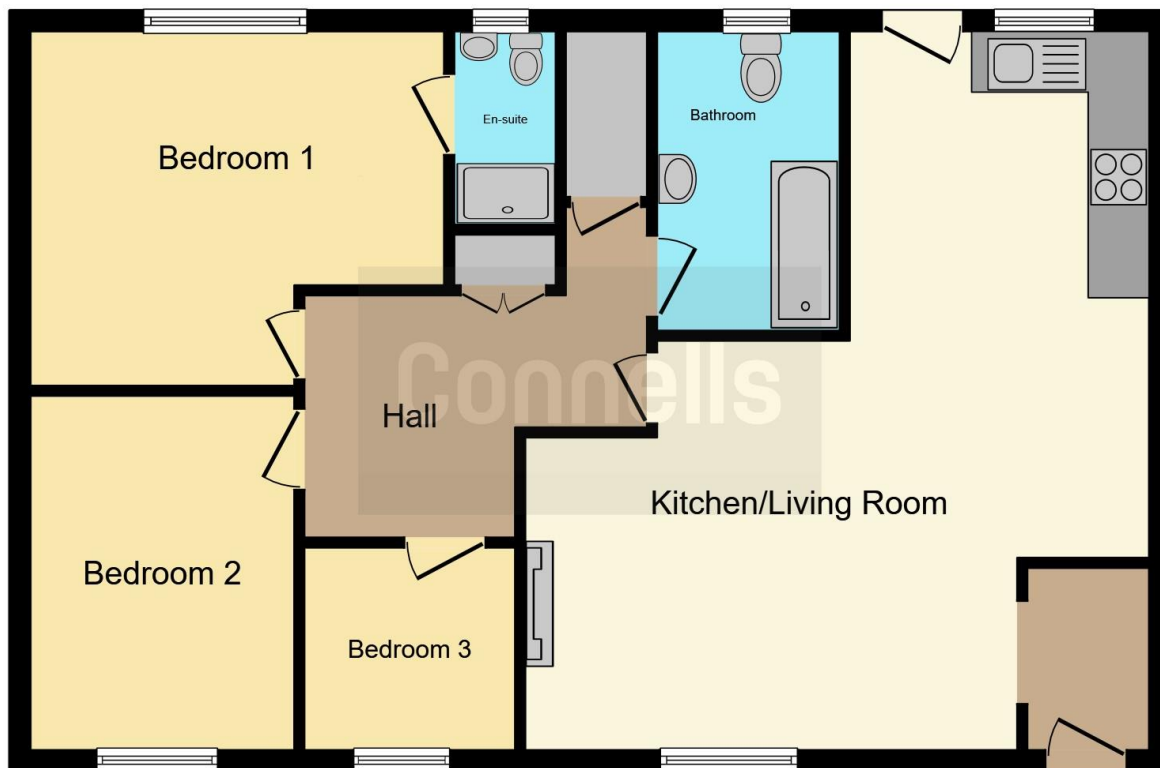
A large gravel driveway with mature shrub borders and ample space for several vehicles. Steps then lead up to the front door of the property which has an outside security light.

### **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 floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: E Council Tax  
 Band: C

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Tenure: Freehold



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