



Instinct Guides You



Cattistock, Dorchester Offers In Excess Of £600,000

- Bounded by Countryside
- Two Homes
- Quintessential Dorset Village
- No Onward Chain Option
- Potential for 4/5 Bed, 3 Bathrooms Home
- Twin Large Garages and Ample Parking
- Outskirts of Village
- 1 Bedroom Bungalow AND Modern 2 Bedroom
- Large Open Plan Living to Modern Chalet Home
- Arc of sunshine captured with elevated position



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'Melvelawns', a bespoke home in an elevated position abutting fields on the edge of Cattistock with views over the village capturing wonderful surrounding countryside. Cattistock, a highly prized quintessential Dorset village approximately 10 miles North West of The County town Dorchester, served with a public house, church, village hall with WI, small shop with post office; train travel serving Bristol and Weymouth 2miles away at Maiden Newton with links to London.

The recent conversation offering diverse accommodation sits at the far and high end of the grounds. The original bungalow affords roomy lounge with wood burner, kitchen with French Patio doors, bathroom and bedroom with patio doors.

The chalet Annex, self contained, with a modern living style is welcomed from the large porch into the large lounge diner with wood burner, multi aspect views with full height bifold doors letting the light and countryside in. Open living flows to the generous kitchen breakfast room with a box bay window looking down onto the lawns. A bedroom with access to the garden, with en suite, is off the lounge as are the open stairs that lead to the upper floor. Outstanding views from the dormer window of the principle bedroom; roof window of the attic room/bedroom; and a view from the bathroom, if you open the window!



Currently a doorway adjoins both dwellings from the chalet kitchen breakfast to the original bungalow. This can remain or agreed to be closed and disappear!



The home or 'homes' could suit two generation families or holiday/ letting income. The versatile accommodation could lend itself to one dwelling giving four maybe even five bedrooms with three bathrooms and the spectacular living accommodation as its hub.

Large twin garages with ample parking complete this wonderful home.

Room Dimensions

- Original Bungalow**
- Hallway**
- Lounge**
- kitchen**
- Bathroom (shower)**
- Bedroom**
- Current option to connect through to chalet from H**
- New Chalet**
- Entrance Porch**
- lounge Diner**
- kitchen Breakfast Room**
- Bedroom**
- En-Suite**
- Bedroom 1st Floor**
- bathroom 1st Floor**
- Attic Room**
- Large Double Garage- Ample Parking**
- Services**
- Oil Fired Heating for bungalow. Water shared, electric shared,. Mains sewage shared. Easy provision to separate electrics. Chalet has electric heaters.
- Council Tax**
- Currently C, but likely to increase upon Completion of Annex



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.