



Instinct Guides You



## Bradford Peverell, Dorchester £535,000

- Bradford Peverell, Dorset
- Extended Family Home
- Three Bedrooms on Upper Floor
- Substantial South-Westerly Garden
- Ground Floor Bedroom & Bathroom
- Large Kitchen/Diner
- Far Reaching Views
- Catchment Area For Thomas Hardy & Middle School
- Large Cabin In Rear Cabin
- Short Commute To Poundbury/Dorchester Approx 3 Miles



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Wilson Tominey are delighted to offer West Taunton's, a well-presented, extended family home nestled on an elevated position in the attractive village of Bradford Peverill, just a short distance from DORCHESTER & Poundbury. The home boasts FOUR BEDROOMS, spacious living areas and SUBSTANTIAL GARDENS.

Approaching the property is a garage and comfortable parking for two vehicles. A garden path leads through the front garden to the front door on the side of the property. Stepping inside a small vestibule opens to a practical utility room and into the generous kitchen. Offering attractive views into the rear garden the kitchen offers ample workspace and storage space. The room benefits a sunny dual aspect, illuminating the room beautifully. The kitchen flows through beautifully to the dining room creating excellent space for family living. Door opens into a conservatory and cloakroom.

The living room is part of an extension at the front of the property that enjoys beautiful views over the garden and surrounding landscape, from fields to the River Frome. The room itself offers versatility in layout and dual-aspect windows create a welcoming environment.

The family bathroom sits in the centre of the home comprising a bath with shower over, wash hand basin and W/C. Bedroom four sits adjacent and offers versatility, arranged as a bedroom it can be utilised as a second reception room or snug.

Rising to the first floor there are three further bedrooms, all have far-reaching countryside views. Bedrooms one and two are well-proportioned doubles with bedroom three being a useful single room.

The rear garden is substantial with a gravel area that leads to a terraced lawn and huge cabin. The cabin is arranged as a pub/games room with double doors that open to countryside views its a unique, commanding space. Behind is a more wild green space that runs along the boundary.

\* Serviced by mains electricity, water and sewage however the property has no gas. Oil heating



## Room Dimensions

**Kitchen 13'10" x 10'7" (4.24 x 3.25)**

**Dining Room 12'11" x 9'5" (3.95 x 2.89)**

**Living Room 22'0" x 11'1" max (6.72 x 3.38 max)**

**Bathroom 9'0" x 6'4" (2.76 x 1.95)**

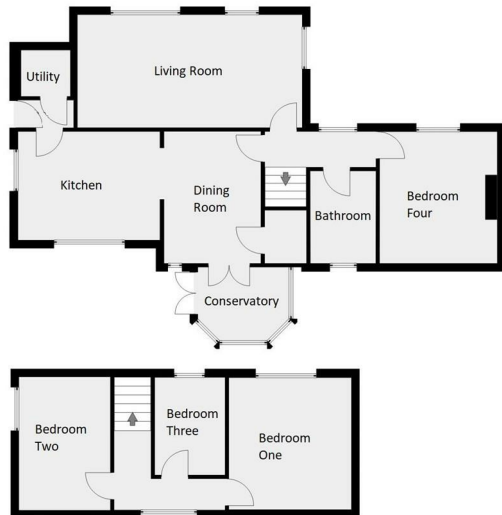
**Utility Room 4'9" x 4'6" (1.47 x 1.38 )**

**Bedroom One 12'0" max x 12'11" (3.66 max x 3.95)**

**Bedroom Two 13'1" x 9'0" (3.99 x 2.75)**

**Bedroom Three 9'9" x 6'5" (2.99 x 1.96)**

**Bedroom Four 12'11" x 11'2" max (3.94 x 3.41 max)**



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	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.