



Instinct Guides You



## Dorchester Road, Frampton, Dorchester Offers In Excess Of £575,000

- Beautiful Countryside & Riverside Walks Nearby
- Stunning Grade II Listed Property
- Feature Former Dovecote
- Two Large Reception Rooms
- Substantial Kitchen
- Generous Mature Grounds
- Garage & Parking
- Annex With Mezzanine Floor
- Character Charm Throughout
- Bedroom & En-suite



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Thatchcote is a beautifully presented Grade II listed home beneath a thatched roof, nestled in a conservation area within the sought-after village of Frampton. This charming property offers a spacious and versatile accommodation, rich in character set within mature grounds.

The home begins with a charming former dove cote offering a generous space for storing outdoor wear and sits as a focal point with its beautiful wooden architecture.

The sitting room is well proportioned & is bright and airy, thanks to its triple-aspect windows, and features a striking inglenook fireplace as its centrepiece.

Underfloor heating flows into the dining room and additional reception areas, divided into three independently controlled zones. The dinning room is substantial and a wood burning stove set in a characterful fireplace enhances the space.

Large proportions continue into the kitchen that has ample fitted units, natural wooden cabinetry gives a warm and inviting feel the kitchen space that benefits dual aspect windows, integrated ovens, an electric hob with an extractor. Adjacent a utility room further increases the footprint.

Upstairs, four well-sized bedrooms retain original beams. The principal bedroom includes an en-suite shower room and fitted wardrobe. Bedroom two has been extended into the former third bedroom, creating a larger space with a built-in cupboard and decorative fireplace. The family bathroom features a white suite with a shower, bath, WC, and washbasin.

Outside the gardens have been thoughtfully planned and offer a plethora of mature shrubs, flowering plants and exotic greenery. The gardens elevation offers an attractive view over the surrounding countryside. Two large patio's offer a verity of places to entertain and enjoy the pleasant surroundings. The garage is large offering ample storage or room for a vehicle, and uniquely there is a small annex adjacent with power and a mezzanine floor offers further scope and practicality.

## Room Dimensions

Sitting Room 23'3" max x 16'6" (7.09 max x 5.05)

Dining Room 17'10" max x 16'6" (5.44 max x 5.05 )

Kitchen Reception Room 16'9" x 9'6" (5.13 x 2.90)

Kitchen 14'6" x 10'7" (4.42 x 3.23)

Utility Room 10'4" x 6'3" (3.15 x 1.93)

Entrance Hall 13'3" x 8'9" max (4.04 x 2.69 max)

Bedroom One

Bedroom Two 9'6" x 8'9" (2.90 x 2.69)

Bedroom Three / Dressing 9'3" x 7'1" (2.82 x 2.18)

Bedroom Four 11'5" x 9'10" (3.48 x 3.02)

Garage 18'9" x 13'8" (5.74 x 4.19)

Annexe 16'11" x 8'11" (5.18 x 2.72)

