



Instinct Guides You



, Dorchester, Dorset DT2 0DY Offers in excess of £550,000

- Peaceful Hamlet
- Three Bathrooms
- Double Garage
- Two Large Reception Rooms
- Stunning Views
- Generous Grounds
- Four Double Bedrooms
- Master Suite With Walk In Wardrobe
- Backing Onto Open Countryside
- Conservatory



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VIDEO TOUR AVAILABLE SEE DETAILS BELOW A well presented **FOUR DOUBLE BEDROOM** individually built family home **ENJOYING STUNNING VIEWS** over the river Frome and **SURROUNDING COUNTRYSIDE** with **TWO EN-SUITE'S** and **DOUBLE GARAGE** in Lower Frome Vauchurch. This **PEACEFUL HAMLET** is positioned adjacent to the village of Maiden Newton being approximately 7 miles from the county town of Dorchester with local amenities including shops, schools and Train station. This large family home sat within it's own **GENEROUS GROUNDS BACKING ONTO OPEN FIELDS** comprises entrance hallway, sitting room, large family/dining room, kitchen, utility room and conservatory. To the first floor are four bedrooms, two with en-suites and family bathroom with the master suite benefiting a walk in wardrobe. Outside there are lawned gardens surrounding the property with access out to the surrounding countryside with driveway providing off road parking for several vehicles leading to a detached double garage.



Room Dimensions

Pitched Roof Entrance Porch

Door Into:-

Hallway

Stairs rising to the first floor. Radiator. Doors to:-

Sitting Room

Front aspect double glazed leaded window over looking the garden. Coved ceiling. Feature fireplace with log burner and polished stone style hearth and surround. Double glazed patio doors to the garden enjoying stunning views over the river Frome and surrounding countryside. Radiators.

Kitchen

Fitted kitchen comprising wall and base units with roll edge worksurfaces over. Inset one and a half bowl sink unit. Built in oven. Inset hob with extractor hood over. Space for slimline dishwasher and fridge. Tiling. . Down-lighting. Radiator. Front aspect double glazed leaded window overlooking the garden. Doors to:-

Utility Room

Floor mounted boiler. Radiator. Space for washing machine. Rear aspect double glazed window overlooking the garden with views of surrounding hills and countryside. Stable door to:-

Conservatory

Part bricked pitched roof double glazed conservatory enjoying views of surrounding hills and countryside. Double glazed door to garden.

Dining/Family Room

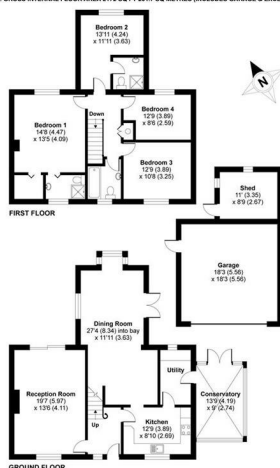
Dual aspect double glazed windows with views of surrounding hills and countryside. Radiators. Under stairs storage cupboard. Coved ceiling. Double glazed French doors out to garden.

First Floor Landing

Airing cupboard housing hot water cylinder. Loft access. Doors to:-



The Wreckage, Frome Vauchurch, Dorchester, DT2
APPROX. GROSS INTERNAL FLOOR AREA 2172 SQ FT 201.7 SQ METRES (INCLUDES GARAGE & EXCLUDES SHED)



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			
			79
		54	
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			
			75
		48	
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.