



Chalmington Gardens





# Chalmington Gardens

Chalmington, Dorchester, Dorset, DT2 0HB

Cattistock ½ mile. Maiden Newton 2 ½ miles. Yeovil 13 miles.  
Dorchester 9 miles

An extended three bedroom detached bungalow occupying a wonderful position with garaging and stables/workshop and adjoining land in all extending to approximately 13.47 acres. EPC D. Freehold

- Rural Yet Accessible Location
- Three Bedroom Detached Bungalow
- Adjoining Garage/Workshop
- Stable Block/Workshop
- South Facing Gardens
- Adjoining Field and Woodland
- Two Additional Fields
- Approx. 13.47 Acres – No Agricultural Tie
- Council Tax Band C
- Freehold

Guide Price £725,000

### SITUATION

Chalmington Gardens is situated in a wonderful rural, yet accessible location within the hamlet of Chalmington which lies approximately ½ mile from the sought after village of Cattistock where a range of day-to-day facilities can be found including an excellent pub/restaurant, village stores with post office, tea rooms and a beautiful 19th century church. The larger village of Maiden Newton is within 2 ½ miles of the property where a further selection of facilities can be found, along with a primary school. The major towns of Yeovil and Dorchester are 13 and 9 miles away respectively, both offering an excellent selection of shopping, recreational and scholastic facilities, together with mainline railway stations. West Dorset is renowned for its beautiful rolling countryside with numerous footpaths and bridleways to enjoy the surrounding countryside. The beautiful coastline is also within easy reach.

### DESCRIPTION

Chalmington Gardens is centred on an extended three bedroom detached bungalow believed to have been built in the 1960's and extended in the 1990's. Over the past 10 years the property has been rewired and a new central heating system and boiler have been installed. The family bathroom has been replaced and the newly fitted kitchen benefits from underfloor heating. The garage has an automatic roller door and there is a handy utility area to the rear. A wood burning stove in the sitting room supplements the heating and a double layer of Black Mountain insulation in the loft assists with temperature regulation. Externally the property has had new fascia boards, guttering and downpipes, along with new uPVC doors and windows throughout.

Outside a stable block has been built providing two loose boxes, however it is currently used as a workshop and garden shed/log store. The bungalow faces south and enjoys wonderful views over its gardens and grounds together with the adjoining field and area of woodland. Beyond this field are two larger fields which benefit from good road access and a water trough. In total the grounds extend to 13.47 acres.





**ACCOMMODATION**

A recessed entrance porch with glazed door leads to a light and spacious hallway providing access to the main parts of the property.

Loft access and central heating controls are also found here. The sitting room enjoys views from two aspects and a recessed log burner on a quarry tiled hearth. Kitchen/breakfast room is well equipped and comprises; single drainer stainless steel sink unit with mixer taps over, adjoining worktops and an excellent range of floor and wall mounted cupboards and drawers. Space for cooker with stainless steel hood over and further space under for washing machine and dishwasher. Vertical towel rail, tiled flooring and walk-in larder. Leading off the kitchen is a rear lobby with glazed door to rear. Retuning to the hallway bedroom one enjoys wonderful views to front, together with a linen cupboard with slatted shelving, radiator and cupboard over. The bathroom comprises a wood panelled bath with shower over, pedestal wash hand basin and low level WC, vertical towel rail and tiled flooring. Within the heart of the property is a dining room with window to rear, which opens into the rear hallway with bedroom two enjoying fine views to the front, along with an en suite shower room, with shower cubicle, low level WC, pedestal wash hand basin and vertical towel rail. Bedroom three enjoys a view to the rear.

**OUTSIDE**

The property benefits from a driveway immediately in front of the bungalow but also has the benefit of a new driveway which serves both Chalmington Gardens and the neighbouring property, Abbots Hide. The property benefits from ample off road parking and access to the adjoining garage/workshop which is approached through electric roller doors and is connected with power and light, together with the Worcester boiler and oil tank. To the rear of the garage is a utility area including Belfast sink and drainer, space and plumbing for appliances, cold water tap and door to rear garden. To the side of the garage on a raised concrete plinth are two stables currently used as a workshop connected with power and light and adjoining garden store. The gardens lie to the south of the bungalow and have been managed to increase biodiversity, together with a productive vegetable garden and a front paddock with access into the field and a small area of woodland. This immediate area including the gardens extends to approximately 2.95 acres. In addition to this land there are two further larger fields which lie to the south which benefit from good road access and a water trough, from which wonderful views over the surrounding countryside can be enjoyed. These two fields extend to approximately 10.5 acres, are well hedged and tree lined and in total the entire property extends to 13.47 acres.

**SERVICES**

Mains water and electricity are connected. Oil fired central heating. Private drainage.

Broadband : Standard and Ultrafast (ofcom)

Mobile : O2 and Vodafone (ofcom)

Flood risk status : Very low risk

**DIRECTIONS**

From Yeovil take the A37 towards Dorchester and after approximately 12 miles turn right signposted Cattistock and Chalmington. After approximately 1.25 miles at a grass triangle known as Chalmington Firs turn right whereupon the land will be seen immediately on the left hand side. Continue down the hill whereupon Chalmington Gardens will be seen, being the first property on your left hand side.

**VIEWINGS**

Strictly by appointment through the vendors selling agent. Stags, Yeovil office, telephone 01935 475000

**DISCLAIMER**

The attached Promap is for identification purposes only





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		Not energy efficient - higher running costs
(1-20) G		
England & Wales		EU Directive 2002/91/EC

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