



Chilterns,



# Chilterns,

Corscombe, Dorchester, Dorset DT2 0NX

Beaminster 3 miles. Crewkerne 6.5 miles. Yeovil & Bridport 9.5 miles. Dorchester 27 miles.

A most spacious and extended village house offering a contemporary feel with extensive garaging and private gardens of approximately 1 acre. EPC Band E

- Superb versatile accommodation over two floors
- Two ground floor bedrooms and shower room
- Two further first floor bedrooms with master suite, dressing room and en suite bathroom
- Extensive parking, garaging and carport
- Freehold
- Spacious, hallway, cloakroom and utility floors
- Two reception rooms and superb kitchen/breakfast room
- Wonderful gardens and grounds with timber studio/workshop
- Generous gardens and grounds of approx. 1 acre
- Council tax band F

Guide Price £795,000

## SITUATION

Chilterns is situated close to the centre of this popular village and is surrounded by beautiful rolling countryside. The village benefits from a church, village hall and active community, recently open cafe, public house and walking trails. Brackets Coppice Nature Reserve is 1.5 miles. The nearby villages of Halstock, Evershot and Cattistock have further facilities including primary school, shop and pubs. The town of Beaminster is 3 miles away, offering independent shops, schools, annual festival of music and many superb hotels, restaurants and places of interest. Crewkerne is within 6.5 miles where an excellent range of shopping, recreational and scholastic facilities can be found, including a mainline rail link to London (Waterloo). Both Yeovil and Bridport are with 9.5 miles and the Jurassic coastline just a few miles further. Also Sutton Bingham reservoir is within 4 miles of the property where a number of water sports and walks can be enjoyed and Kingcombe Nature Reserve is 6 miles distant.

## DESCRIPTION

Chilterns is centred on an original bungalow which in recent years has been extended and reconfigured to provide a modern and contemporary feel with extensive glazing allowing enormous light and also views of its delightful gardens and grounds. The accommodation is most versatile with two ground floor bedrooms and two first floor bedrooms, along with spacious living accommodation. The property is set within a slightly elevated position with extensive off road parking, garaging and carport, along with delightful gardens and grounds.



**ACCOMMODATION**

Enclosed entrance porch leads to an entrance lobby with glazed door leading to a spacious hallway with cloakroom and two separate inner hallways, both with staircases rising to the first floor. Both the sitting room and dining room are approached through glazed french doors, with the sitting room enjoying views from three aspects including glazed french doors to the garden, Oak flooring and a recessed log burner. Within the heart of the house is a superb bespoke kitchen with Silestone quartz worktops, together with exposed Pine floorboards. Large island unit with double bowl stainless steel sink with mixer tap over. Bosch induction hob with extractor hood over. Miele oven and grill, along with a combi microwave. Dishwasher and freezer. An extensive range of floor and wall mounted cupboards and drawers and glazed french doors to the garden.

Leading off the main hallway is the inner hallway with utility room also with Silestone worktops and sink, range of units and space and plumbing for washing machine, tumble dryer and linen cupboard. Next is a shower room with large walk-in shower, pedestal wash hand basin and low level WC. There are two further double bedrooms both with Pine floorboards and one with a fitted wardrobe, desk and cupboards. Leading off this hallway a staircase rises to a first floor bedroom with vaulted ceiling, four dormer windows and a large walk-in wardrobe.

Leading off a separate hallway is a staircase rising to the master bedroom suite with a range of fitted wardrobes together with two velux roof lights and study area, superb bedroom again with vaulted ceiling, fully glazed to the gable end from floor to ceiling, offering wonderful views over the private gardens and grounds. There is also an en suite bathroom comprising bath, separate shower cubicle, low level WC and vanity unit with inset wash hand basin and velux roof light.

**OUTSIDE**

The property is approached over a tarmac driveway with stone retaining walls and lawned gardens either side. There is an integral garage/workshop approached through an electric up and over door with power and light, pressurised hot water tank and Worcester oil fired boiler, together with personal door leading into the hallway. Adjoining is a tandem double garage, approached through a metal up and over garage door, again connected with power and light, with personal door to the garden. On the far side of the property is a large carport approached through double timber gates with adjoining log store. From here access into the garden can be made which has been beautifully landscaped with spacious sun terrace, together with log store and oil tank to the side. Beyond here are sweeping lawned gardens protected by mature hedging with a fine collection of trees, raised vegetable beds, two useful garden sheds, polytunnel and compost area, together with a log cabin comprising studio/hobbies room with adjoining garage/mower/garden machinery store. in total the grounds extend to approximately 1 acre.

**SERVICES**

Mains water, electricity and drainage are connected.  
Oil fired central heating.  
Broadband availability : Standard and Superfast (ofcom)  
Mobile availability : EE, O2 and Vodafone (ofcom)  
Flood risk status : Very low risk (environment agency)

**VIEWINGS**

Strictly by appointment with the vendors agent Stags, Yeovil office 01935 475000

**DIRECTIONS**

From Yeovil head south on the A37 towards Dorchester. After approximately 1 mile turn right signposted Sutton Bingham, Halstock and Corscombe. Continue on this road for approximately 5 miles and on entering Corscombe, pass the pub on your left hand side. Continue up the hill and at the grass triangle turn right down into the village and after approximately 1/4 mile Chilterns will be seen on the left hand side clearly identified by our for sale board.



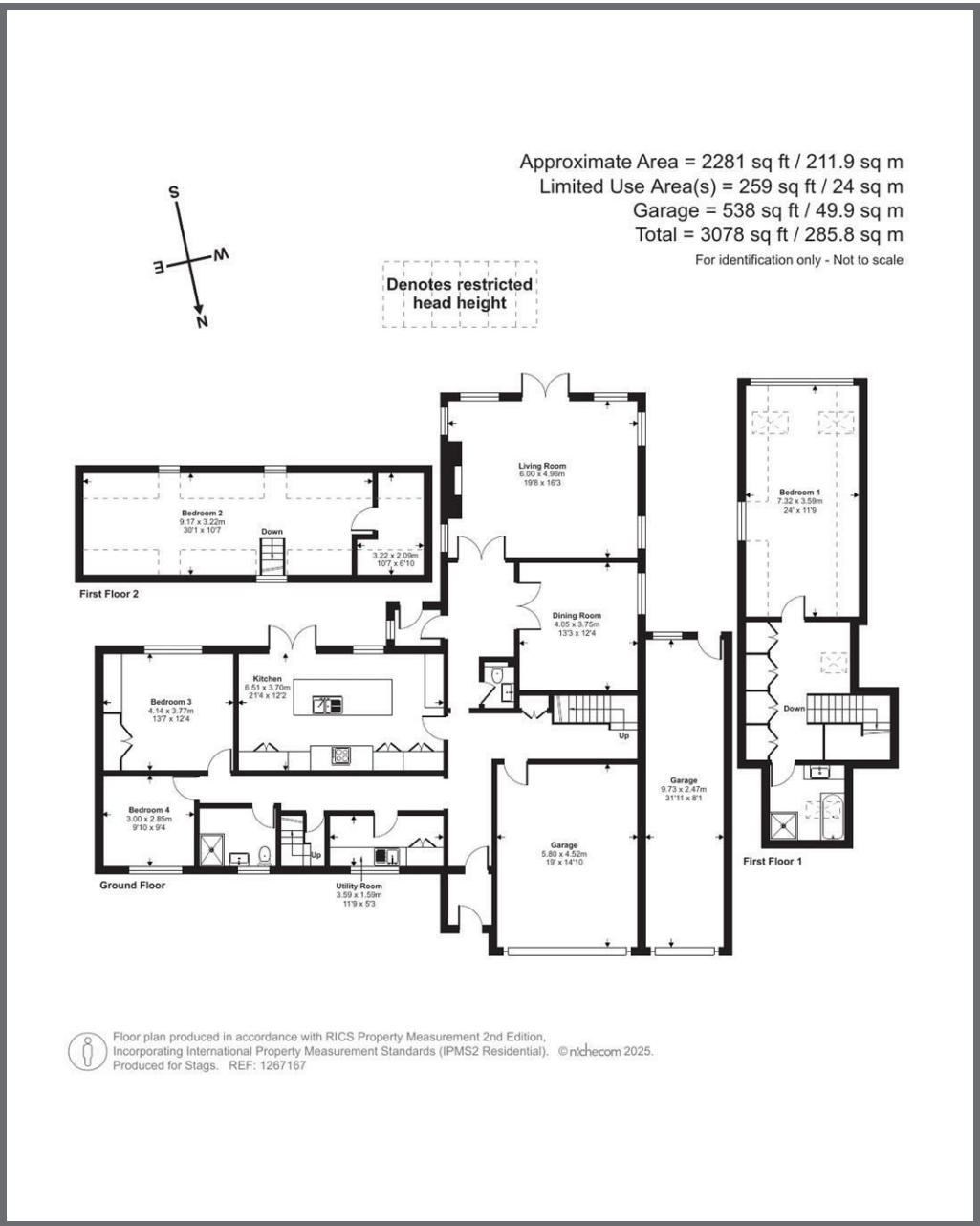
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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                    |  |           |
|---------------------------------------------|--|-----------|
| Very energy efficient - lower running costs |  |           |
| (92 plus) <b>A</b>                          |  |           |
| (81-91) <b>B</b>                            |  |           |
| (69-80) <b>C</b>                            |  |           |
| (55-68) <b>D</b>                            |  |           |
| (39-54) <b>E</b>                            |  |           |
| (21-38) <b>F</b>                            |  |           |
| (1-20) <b>G</b>                             |  |           |
| Not energy efficient - higher running costs |  |           |
| Current                                     |  | Potential |
|                                             |  | 72        |
|                                             |  | 54        |
| England & Wales                             |  |           |
| EU Directive 2002/91/EC                     |  |           |

4/6 Park Road, Yeovil,  
Somerset, BA20 1DZ

yeovil@stags.co.uk  
01935 475000



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