

Symonds  
& Sampson



Cartref

Higher Ansty, Dorchester, Dorset



# Cartref

Higher Ansty  
Dorchester  
DT2 7PR

A beautifully presented and versatile home with a generous garden enjoying wonderful views of rolling countryside. Situated in a lovely rural village with amenities including shop and public house.



- Beautiful countryside views
- A colourful and established garden
  - Tucked away location
  - Versatile accommodation
- Modern bath and shower room
- Extended kitchen breakfast room
  - Triple aspect sitting room
  - Wood burner

Guide Price £675,000

Freehold

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## ACCOMMODATION

A storm porch with space for coats and shoes leads to the main hallway. The formal sitting room is situated to the front of the house boasting a triple aspect flooding the room with light and an electric wood burner as a focal point. The extended kitchen/ breakfast room is the heart of the home, enjoying a part vaulted ceiling set with feature pendant lights and enjoying views towards the garden and countryside. The room includes a range of wall and base units, together with a range of integrated appliances. The sitting dining room is located to the rear of the home overlooking the garden with views to the rolling hills, with a charming wood burner set upon a stone hearth with a floating mantelpiece. The third bedroom/study is currently arranged as a home office with the family bathroom opposite comprising of a modern suite of bath, separate shower cubicle, w.c. and base with natural stone tiling throughout. The master bedroom is situated to the rear with outstanding views of the garden and countryside, a good size double with a range of built in storage. The second bedroom is a double with built in storage and the fourth is currently used as gym. The shower room comprising of a shower cubicle, w.c. and basin.

## OUTSIDE

The property is approached by a substantial gravel driveway providing parking for multiple vehicles and providing access to the detached double garage and work shop. The front garden is bound by a hedgerow and mainly laid to lawn with established borders. The rear garden is a particular feature enjoying views of the surrounding countryside. A patio adjoins the dwelling which is ideal for informal dining. The garden has a pond, well stocked and colourful flower beds, a raised platform with two feature wooden chairs to admire the views, a green house and a potting shed.

## DIRECTIONS

[what3words:///incurs.lifestyle.sideboard](https://www.what3words.com/#!/incurs.lifestyle.sideboard)

## SERVICES

Mains electric, pressurised water and heating system, drainage and oil fired central heating.

There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>





# Cartref, Higher Ansty, Dorchester

Approximate Area = 1750 sq ft / 162.5 sq m

Garage = 659 sq ft / 61.2 sq m

Outbuilding = 58 sq ft / 5.3 sq m

Total = 2467 sq ft / 229 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Very energy efficient - lower running costs	
A++ (91-100)	
A+ (81-90)	
A (71-80)	
B (61-70)	
C (51-60)	
D (41-50)	
E (31-40)	
F (21-30)	
G (1-20)	
Very energy inefficient - higher running costs	
Current	79
Potential	55
England & Wales	
EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1257275

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