

4

Wellmans Corner, Evershot, Dorchester, Dorset

# 4

## Wellmans Corner Evershot Dorchester Dorset DT2 0LE

A modern family home residing in a beautiful corner garden plot in a quiet cul-de-sac with garage and parking in one of the best villages in Dorset.



- Detached
- Secluded location
  - 3 bedrooms
  - 2 reception room
- Fully insulated garden office
  - Private garden
    - Hot tub
- Garage and parking

Guide Price £460,000

Freehold

Private Treaty

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## DWELLING

4 Wellmans Corner is a delightful home tucked away in a quiet cul-de-sac in one of Dorset's most beautiful villages. Set on a generous corner plot, the property is surrounded by an exceptional garden, thoughtfully arranged into distinct areas including a dining terrace, a hot tub terrace, and a modern, high-spec garden office—ideal for those working from home. Inside, the open-plan layout creates a sense of space and light, with an elegant aluminium-framed conservatory that seamlessly connects the indoors with the garden. Upstairs, three well-proportioned bedrooms offer comfortable accommodation.

## ACCOMMODATION

Entrance door opening into the hall with stairs rising. Modern cloakroom and under stairs storage. The stylish kitchen has a comprehensive range of quality wall and floor units in a Shaker style finished in a soft cream. Integrated items include a 5 ring LPG hob, a full size fridge and freezer, two electric ovens, dishwasher, washing machine and microwave. A useful breakfast bar also provides additional storage. The kitchen then flows into the stunning aluminium framed conservatory which creates a wonderful sense of sitting within the garden whilst having the comfort of this spacious room around you. This then leads on to the comfortable sitting room with a wood burner as its central feature. Upstairs you will find 3 good size double bedrooms, all with built in storage and modern family shower room with shower cubical, built-in vanity unit across one wall, inset toilet and basin.

## OUTSIDE

Accessed via a private gateway, the garden reveals a beautifully

designed and versatile outdoor space. The high-spec garden office enjoys a peaceful outlook over the front garden and is fully insulated and double glazed—ideal for year-round use. The garden itself is arranged into several distinct areas, including a dining terrace perfect for alfresco entertaining and a secluded spot for the hot tub. Lush and well-established, the garden is filled with mature trees, flowering shrubs, and vibrant planting, creating a truly tranquil setting. Single garage in a block and allocated parking.

## SITUATION

Evershot is a picturesque village in the heart of Dorset with a wonderful history, including links to Thomas Hardy. Although the village has a small population there are ample amenities including a primary school, village shop/post office, award winning pub, Summer Lodge Hotel which has Relais & Châteaux status, bakery and village hall. Nearby is the Ilchester Estate which has lovely walks through the deer park. The village is conveniently placed about 7 miles from Yeovil, 11 miles from Dorchester and 12.5 miles from Sherborne, all of which have mainline train stations. The larger village of Maiden Newton is just over 6 miles away and has railway links to London. There is also an excellent selection of private and state secondary schools in the local area

## DIRECTIONS

what3words ///slicer.crucially.belonging

## MATERIAL INFORMATION

There are no current planning permissions in this postcode that would effect the property which we have been made aware of. <https://planning.dorsetcouncil.gov.uk/searchresults.aspx>

As is often the case, the title register is likely to contain rights and covenants, please check with your legal advisor or call the office if you would like to discuss prior to booking a viewing [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

## SERVICES

Mains water, electricity and drainage. LPG hob. Oil fired boiler for hot water and heating.

Broadband

Standard and superfast are available for connection.

Mobile Phone

Indoor - voice and data

EE/Vodafone - you are likely to receive limited coverage

Three - you are not likely to receive coverage

02 - Voice you are likely to receive limited coverage

Data - you are not likely to receive coverage.

Outdoor

EE/3/02/Vodafone - voice and data

You are likely to receive coverage.

## LOCAL AUTHORITY

Dorset County Council - [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Council Tax Band D

## AGENTS NOTES

There are a number of items throughout the property available to purchase.



Energy Efficiency Rating		
How energy efficient - lower rating code	Current	Potential
A		
B		
C		
D		
E		
F		
G		
England & Wales		

## Wellmans Corner, Evershot, Dorchester

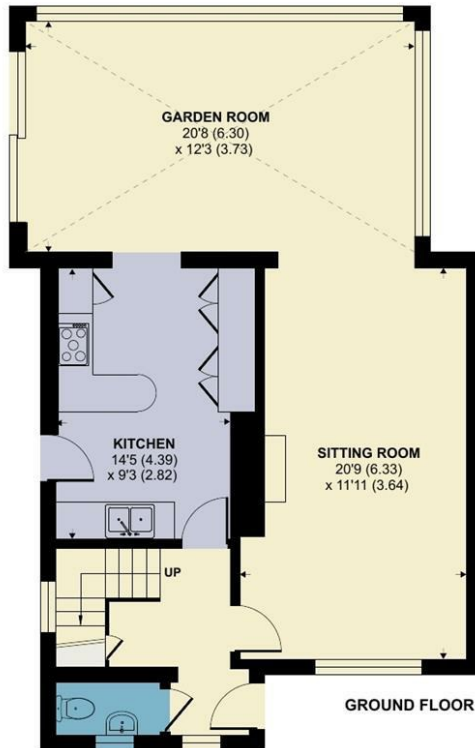
Approximate Area = 1214 sq ft / 112.7 sq m

Garage = 159 sq ft / 14.7 sq m

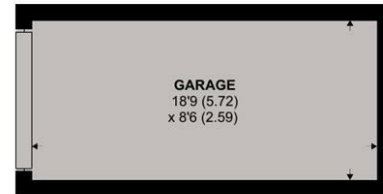
Outbuilding = 73 sq ft / 6.7 sq m

Total = 1445 sq ft / 133.4 sq m

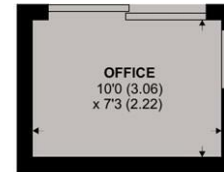
For identification only - Not to scale



GROUND FLOOR



**GARAGE**  
18'9 (5.72)  
x 8'6 (2.59)



**OFFICE**  
10'0 (3.06)  
x 7'3 (2.22)

OUTBUILDING



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1288875



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