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Woodfold View, Corscombe, Dorchester, Dorset

8

Woodfold View Corscombe Dorchester Dorset DT2 0QH

A spacious four bedroom family home situated in the popular village of Corscombe



- Detached
- Cul-de-sac
- Quiet Location
- Double Garage
- Private Garden
- Chain Free
- Modern Kitchen
- Off Street Parking

Guide Price **£585,000**

Freehold

Beaminster Sales
01308 863100

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INTRODUCTION

Located at the end of a quiet cul-de-sac, the property has spacious accommodation including a triple aspect sitting room, kitchen and dining room. The property benefits from a wrap around garden and ample parking.

ACCOMMODATION

The property consists of a triple aspect reception room with a decorative fireplace with gas fire insert and sliding door onto the rear terrace. The kitchen has modern units with a variety of fitted appliances and a utility room off at the rear. The dining room is at the rear and has space for an 8 seater table. There are 4 double bedrooms, with a 4 piece ensuite to the primary bedroom and a family bathroom with separate shower and bath.

OUTSIDE

The garden wraps around the house, with the rear garden being mainly laid to lawn, with a good sized paved terrace. The front garden is partly laid to lawn with a gravelled area for parking 3 cars. The double garage has an electric up and over door with space at the back for workbench and storage.

SITUATION

Corscombe is a Conservation village in an area designated as being of 'Outstanding Natural Beauty'. The village lies

approximately 4 miles to the north-east of Beaminster and comprises small character cottages, larger period houses, farms and a blend of modern houses. Amenities include a village hall, church and the Fox Inn. The County town of Dorchester is about 16 miles to the east, Yeovil about 10 miles to the north and the nearest coast is at West Bay some 12 miles. The attractive town of Beaminster offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities.

SERVICES

Mains electricity, water and drainage. Oil heating & gas bottles to fireplace.

Broadband - Standard and superfast are generally available in the area.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile phone coverage

There is mobile coverage in the area, please refer to Ofcom's website for more details.

<https://www.ofcom.org.uk/mobile-coverage-checker>

DIRECTIONS

What3words: ///splash.riding.unspoiled

LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010

Tax Band - F

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.



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Approximate Area = 1713 sq ft / 159.1 sq m

Garage = 363 sq ft / 33.7 sq m

Total = 2076 sq ft / 192.8 sq m

For identification only - Not to scale



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: 1362952



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(11-11) B		
(10-10) C		
(9-9) D		
(8-8) E		
(7-7) F	43	51
(6-6) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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