



**5 Wareham Road, Owermoigne, Dorchester, Dorset**

**Guide Price £895,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



A detached 3 bedroom property with adjoining 2 bedroom annexe, 6.3 acres of level, good draining land with stable building, double garage and workshop.

5 Wareham Road, Owermoigne, Dorchester,  
Dorset, DT2 8HL

6.3 acres  
Stable building  
Detached house  
2 bedroom annexe  
Double garage and workshop  
Mature gardens  
Council Tax band E and A

**Accommodation**  
Please see floor plan.

Viewing strictly by appointment through  
Symonds & Sampson Dorchester Sales Office on  
01305 261008





## The Property

A fantastic opportunity to acquire a detached house with attached annexe and 6.3 acres with stables, garaging and workshop.

Situated on the western edge of Owermoigne village within easy reach of the Jurassic coast and good outriding.

The property would suit multi-generational living and anyone with a love of horses. The fields are level and free draining.

The main house is light and bright and well presented with contemporary elements.

The accommodation comprises a spacious entrance hall with room for a desk, a useful space for working from home on occasion. The sitting room is a nice size with inset wood burning stove and hearth, phone point, TV ariel connection and French doors into a large UPVC conservatory with tiled floor and opening into the Kitchen fitted with a range of cupboards and drawers, island unit with sink and drainer. Integral appliances include a dishwasher, electric hob and double oven. There is space for an American style fridge freezer. A useful utility room with additional sink and work top, space and plumbing below for a washing machine and a connecting door into the attached annexe. Remaining on the





ground floor there is spacious bathroom with bath, separate shower, WC, basin and heated towel rail. A ground floor bedroom with fitted cupboards completes downstairs.

Upstairs the Master bedroom is a good size with vaulted ceilings and a balcony, there is a dressing area with fitted wardrobes and en-suite shower room. Bedroom 2 is another double bedroom with fitted cupboard. On the landing is a separate cloakroom and further storage cupboard.

The property benefits from UPVC double glazing and Oil fired central heating with a modern Worcester boiler and Hive thermostat controls enabling you to operate the system remotely.

#### The Annexe

Self contained and attached to the main house the annexe is well presented with accommodation comprising; hallway, sitting room with French doors to a small decked terrace.

Kitchen/breakfast room fitted with cream cupboards and drawers, work surfaces with ceramic sink. Space for free standing white goods. Tiled floor and separate door into the private garden. There are two bedrooms, bedroom 1 with fitted wardrobes and en-suite shower room. Bedroom 2 is a double room with fitted wardrobes. There is a separate bathroom with bath, basin, WC and fitted storage cupboard.

Outside the annexe has its own enclosed garden, predominantly lawn with an outside tap, garden shed and access to a detached timber-built single garage.

#### Outside

The property is approached by a driveway at the front of the house, there is ample parking and space for a motorhome/caravan or boat. There is a detached timber-built garage and a block built detached double garage with power and EV charging point. There is also an attached workshop with power and light.

The gardens are well kept laid to lawn with a variety of mature shrubs and trees. There is a large patio abutting the property and secluded seating area with pizza oven and pergola with covered walkway. Private vegetable garden and good access to the adjoining land.

The Land - Adjacent the gardens and extending out behind the property are fields of about 6.3 acres, with some stock fencing and a timber built stable block, with 2 stables, a fodder room and hard standing.

#### Situation

Owermoigne is a pretty and popular village, lying next to an AONB with a village green and the parish church of St Michael. To the edge of the village there is a garage, a well-stocked farm shop and a garden centre. Nearby villages include Moreton, Broadmayne and Winfrith Newburgh.



The Annexe



The Annexe Kitchen



Dorchester with its comprehensive range of shops, educational and recreational facilities, including the County Hospital, is approximately 7 miles to the west of Owermoigne. The area is well served with both state and public schools. There are railway stations on the London Waterloo line at Dorchester, Wool and Moreton (within 3 miles).

West Dorset is renowned for its sporting and leisure pursuits, including walking and riding across the surrounding countryside, golf at East Dorset and Came Down Golf Clubs, sailing and water sports along the World Heritage Coastline. The coast at Ringstead Bay is about 4 miles away.

#### Directions

From our Dorchester office, proceed down High West Street. At the main roundabout, take the third exit and follow signs for the A352 towards Broadmayne and Wool. Go through Broadmayne until you come to a large roundabout and continue straight over. As you enter

the village on the A352 the house is just on side.

#### Local Authority

Dorset Council Tel: 01305 251010.

Council Tax Bands:

House: E

Annexe: A

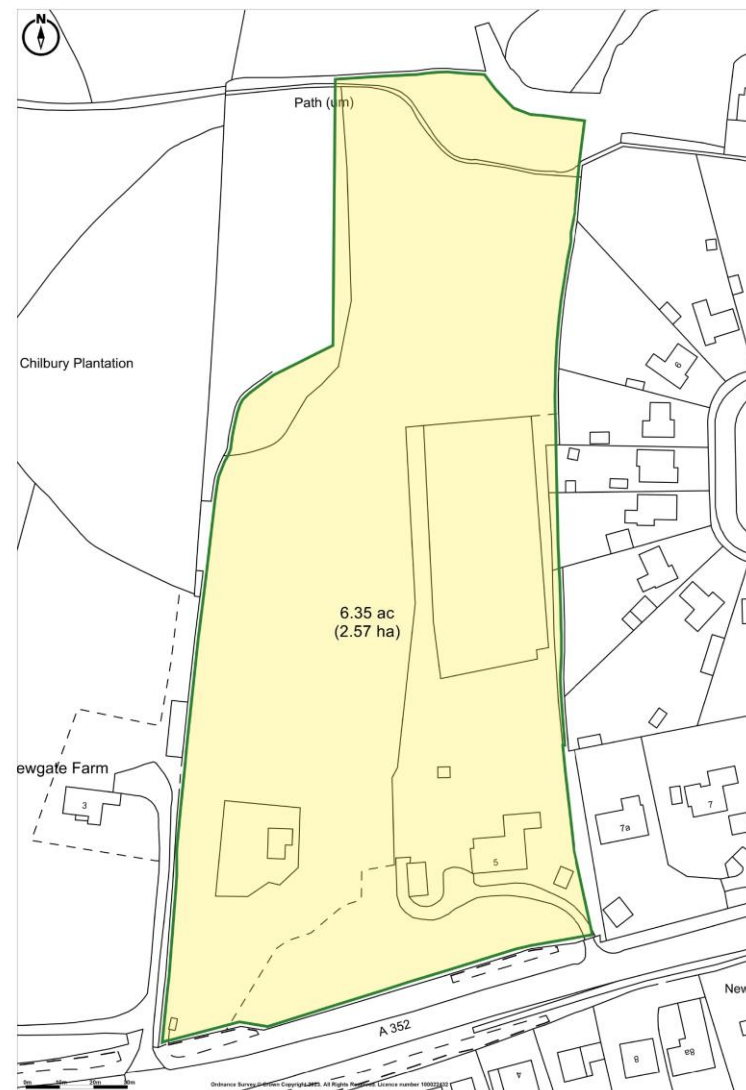
EPC: E

#### Services

Mains drainage, water and electricity.

Oil fired central heating.

Sp/23/11/23/REV



For identification purposes only, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

# Wareham Road, Owermoigne, Dorchester

Approximate Area = 2089 sq ft / 194 sq m (excludes void)

Limited Use Area(s) = 112 sq ft / 10.4 sq m

Garages = 552 sq ft / 51.2 sq m

Annexe = 634 sq ft / 58.9 sq m

Workshop = 272 sq ft / 25.2 sq m

Total = 3659 sq ft / 339.7 sq m

Denotes restricted head height

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Symonds & Sampson. REF: 1025614



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