



2 Frome Cottages, Evershot, Dorchester, Dorset

A modern 3 bedroom spacious thatched cottage in the charming village of Evershot with 2 off street parking spaces and an enclosed landscaped garden.

Offers In Excess Of

£400,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

2 Frome Cottages, Evershot, Dorchester, Dorset, DT2 0JS

- Modern thatched characterful cottage
 - 2 off street parking spaces
 - Countryside views
- Large sitting room with French doors to the garden
 - Excellent decorative order
 - Easy to manage private rear garden
- Easy walking distance to the village facilities
 - Council Tax Band E

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

This attractive 3 bedroom cottage style property was constructed in 2008 using local stone, under a modern thatched roof. The property lies in a quiet cul-de-sac consisting of only three cottages, and enjoys country views to the rear, enclosed private garden and two parking spaces. The property, which is in excellent decorative order throughout, benefits from sealed unit double glazing, central heating with under floor heating on the ground floor and has been built to a high specification.

On entering the property you are greeted by a hallway that is filled with natural light from the part-glazed front entrance door and there is a cloakroom off the hall, as well as a large under stairs cupboard.

The kitchen / breakfast room is located to the rear with a perfectly placed marble breakfast bar with stools, over looking the lovely garden. The kitchen comprises modern cream units with ample wall and floor mounted storage cupboards and drawers and integrated appliances include, electric oven, ceramic hob with cooker hood over, dishwasher and washer/dryer. There is also space for a tall fridge / freezer. A rear door in the kitchen provides access to the rear garden.

The sitting room is a generously sized room with dual aspect to the front and rear, and has glazed French doors to the rear garden, as well as a central fireplace with fitted wood burning stove.

Stairs rise to the first floor landing where there is a hatch to the large boarded roof space, airing cupboard with hot water cylinder and electric boiler, and there is a family bathroom with modern white bathroom suite, benefiting from a separate shower cubicle as well as a bath.

There are 3 bedrooms, two doubles and a large single, which handles a pull-out double bed if required. Two bedrooms offer country views and one has a bespoke handmade timber built in wardrobe.

Outside

There is a stocked border at the front of the property.

At the rear of the property is a shaped lawn with curved natural stone walling, gravelled areas, patio and paved pathway. Next to a shed and a separate log store is the gate to the rear access passageway. The garden is enclosed on three sides by lap panel fencing and there are ornamental trees including two Acer trees.

There is parking for two vehicles in tandem, plus there is an additional visitors parking area in the large communal area to the side of the cottages.

Situation

The attractive village of Evershot is in a designated conservation area on the edge of Melbury Park and contains many period and listed

houses. It offers the facilities of a school, shop and post office, doctors, bakery, church, village hall, The Acorn Inn and country hotel. There is a regular bus service to the towns of Yeovil and Dorchester and about 6.5 miles to the south west is the well provisioned small country town of Beaminster. The coast is about 15 miles away.

Services

Mains electric, water (metered), drainage. Electric central heating There is a charge of £300 currently paid in two x £150 instalments every 6 months, to the Ilchester Estate, for the maintenance of the private access driveway, car parking and landscaped area.

Broadband - Superfast speed available

Mobile - Network coverage is reported to be good for both indoors and out on selected providers (Information from <https://www.ofcom.org.uk>)

Flood Zone 1. Whilst this property is in a flood zone 1, it is reported that there is a high risk of surface flooding in the area. This information is not specific to 2 Frome Cottages and the current vendors have never experience any flooding at the property. (<https://www.gov.uk/check-long-term-flood-risk>)

Local Authority

Dorset Council
01305 251010 and www.dorsetcouncil.gov.uk

Council Tax Band: E
EPC: C

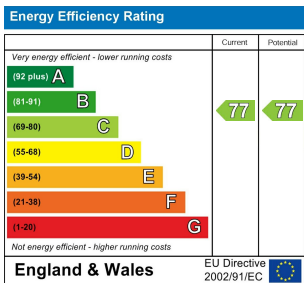
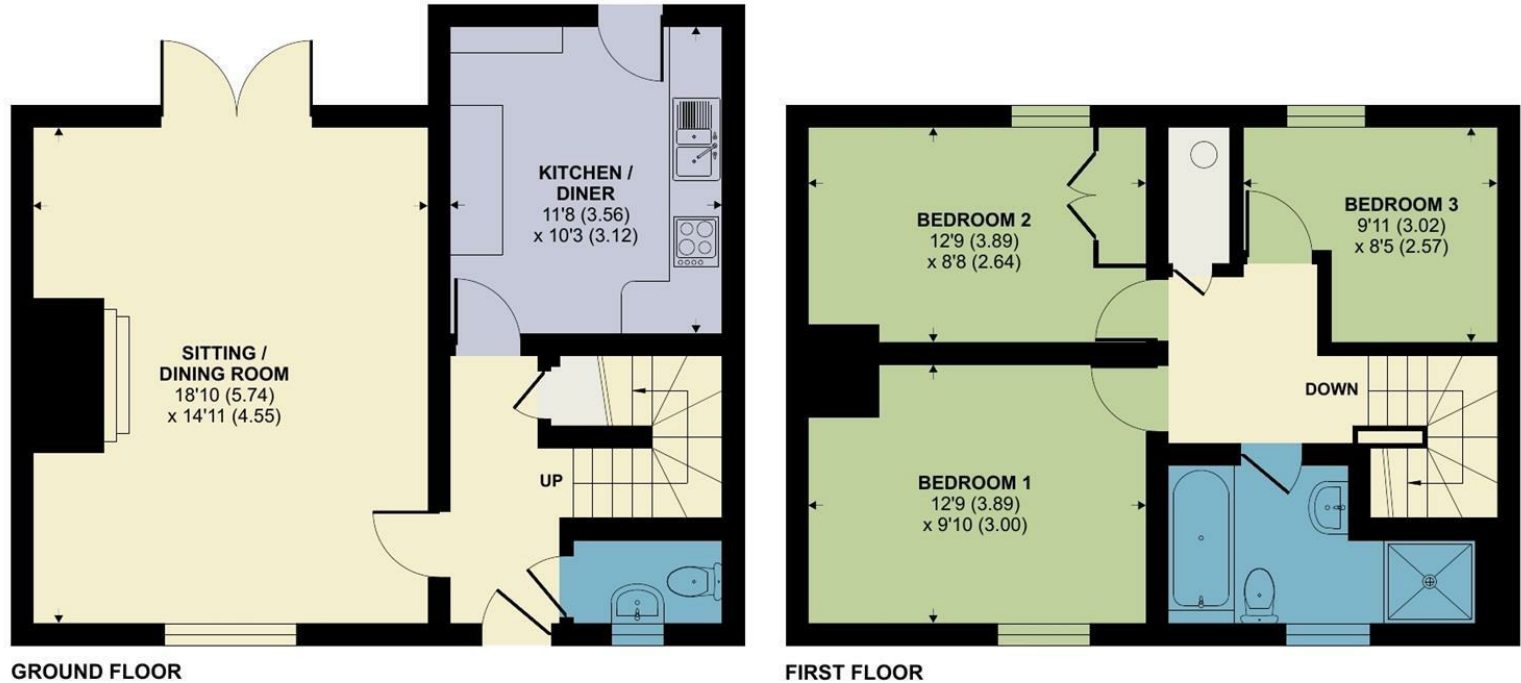
Back Lane, Dorchester

Approximate Area = 1028 sq ft / 95.5 sq m
For identification only - Not to scale



Directions

From the Top O' Town roundabout, take the exit towards Charminster and the A37. Continue along this road and approaching a second roundabout take the second exit signposted for Yeovil and proceed along the A37 through the village of Grimstone. After a few miles turn left on to East Hill, signposted Evershot. Take this turning. Just as you incline down in to the village and after a short distance, take the right hand turning in to Back Lane and the private drive to Frome Cottages will be found on the left hand side.
what3words///ascendant.afflict.miracle



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1092066



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01305 261008
Symonds & Sampson 9 Weymouth Avenue
Brewery Square
Dorchester
Dorset
dorchester@symondsandsampson.co.uk

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