



Milestone, 4 Dorchester Road, Frampton, Dorchester, Dorset

A detached house with open views to the front, overlooking surrounding countryside, providing a picturesque backdrop. Four bedrooms, en suite bathroom, landscaped garden, garage and driveway.

Guide Price
£685,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

**Milestone,
4 Dorchester Road, Frampton,
Dorchester, Dorset,
DT2 9NB**

- Detached house
- Four bedrooms
- En suite bathroom
- Large conservatory
- Landscaped garden
- Garage and driveway
- Open countryside views
- Council tax band F

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

Upon entering, you are greeted by a ground floor entrance porch. Stepping into the heart of the home, there is an open plan sitting/dining room. This expansive space is filled with natural light and features a snug area to the far end with delightful views of the side garden.

The kitchen has a range of floor and wall mounted units with integrated oven, hob and dishwasher. There is space for a freestanding fridge freezer. Off the kitchen is a convenient utility room providing further storage and space for white goods. A WC adds practicality to the ground floor layout.

The house offers flexible accommodation with a study off the sitting room, which also has the option for use as a ground floor bedroom. This versatile space is complemented by an en suite shower room.

A highlight of Milestone is the large conservatory at the rear, seamlessly integrating indoor and outdoor living. The conservatory has underfloor heating, a newly insulated roof

and provides access to the garage and garden.

Returning to the sitting room, stairs rise to the first floor where there are four good sized bedrooms; all benefitting from fitted wardrobes and a modern bathroom. The principle bedroom has its own en suite bathroom.

Outside

The well maintained garden is mainly laid to lawn and has a feature pond, mature trees, and vibrant flower borders. A patio area extends from the rear of the house, providing an ideal setting for al fresco dining.

At the far end of the garden are sweeping views of the surrounding countryside.

Situation

The property is situated in Frampton, designated an Area of Outstanding Natural Beauty and a conservation area. Frampton is only a short distance from Maiden Newton which is well served by local amenities including a selection of shops, first school, doctor's surgery, petrol station with

store, public house, village hall and railway station on the Weymouth/Dorchester to Bath/Bristol Temple Meads line. The property is within the catchment for the Thomas Hardy School in Dorchester.

Dorchester, the county town, is about 5 miles with the county hospital, well regarded schooling and leisure facilities. The town offers a good range of independent and national retailers and the recent ongoing development at Brewery Square offers a great range of restaurants, cinema and shops.

The major centres of Dorchester, Bridport, Yeovil and Sherborne are all readily accessible. Dorchester South and West train stations provide services to London Waterloo and Bristol Temple Meads respectively. Another mainline rail station is at Yeovil Junction with road links placed jointly on the A30 and A37.

Services

Mains water and electricity.
Oil fired central heating.
Private drainage. Mains drainage is available in the village.

Broadband - Standard speed available
 Mobile - It is reported that you are likely to have coverage for both indoors and outdoors (<https://www.ofcom.org.uk>)

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



Council Tax Band: F
 EPC: E

Directions
 From the Top O' Town roundabout, proceed down the Grove. Continue past the BP garage until you reach the roundabout. Take the 2nd exit onto A37, continue along this road past Stratton, through Grimstone and then turn left onto Dorchester Road, signed Frampton/Maiden Newton A345 and into Frampton. After a short distance the property will be on your right hand side.

Frampton, Dorchester

Approximate Area = 2273 sq ft / 211.1 sq m
 Garage = 362 sq ft / 33.6 sq m
 W.C = 17 sq ft / 1.5 sq m
 Total = 2652 sq ft / 246.2 sq m
 For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 54 | 69 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Dorchester/ATR/03.07.2024 rev



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2024. Produced for Symonds & Sampson. REF: 1112402



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