



Chili Pine, High Street, Winfrith Newburgh, Dorchester, Dorset

A detached chalet bungalow in the village of Winfrith Newburgh with three double bedrooms, two reception rooms and parking, situated on a large plot with development/renovation opportunity.

Guide Price

£550,000

Freehold

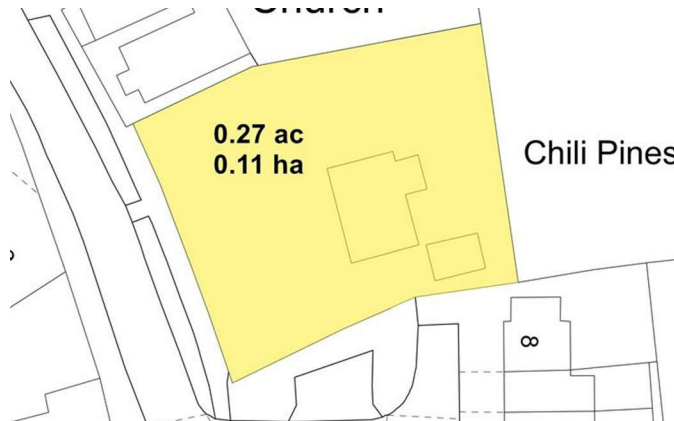
**Symonds
& Sampson**

ESTABLISHED 1858

**Chili Pine,
High Street, Winfrith Newburgh,
Dorchester, Dorset,
DT2 8JN**

- 0.27 acre plot
- Central village location
- Potential for development
- Driveway gated parking
 - Garage/outbuilding
 - Set back off the road
- Council Tax Band E

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

A unique opportunity to buy a detached property in the heart of Winfrith Newburgh, on a large plot of 0.27 acres, holding potential for development STPP and the house itself having scope for renovation/improvement. The plot itself expands out to the North side of the property but the main garden is situated to the front (West), which makes Chili Pine pleasantly set back off the village road, catching the best of the afternoon sunshine. A driveway provides plentiful parking options and there is a brick built outbuilding to the rear. Built in the 1950's as a one off build, Chili Pine has remained in the same ownership since new.

The accommodation comprises; entrance porch into hallway where stairs rise to the first floor and large under stairs cupboard. The hall continues round to the side where there is a worktop with built in cupboards under and over, and a door leading to a boot room with built in storage cupboard and access to the side of the property. The kitchen / breakfast room has space for a breakfast table and has fitted storage floor and wall cupboards with a built in eye level double oven and gas hob. Space and plumbing for a washing machine and dishwasher and there is space for a tall fridge freezer. A door leads to the outside.

There are two spacious reception rooms at the front of the property. The sitting room is a dual aspect room with central gas fireplace and views over the front lawn. The dining room has a bay window, electric fireplace and plenty of space for a family size dining table. The shower room is on the ground floor and has a large walk in double shower cubicle. To the rear of the house is the ground floor double bedroom with views over the rear garden.

On the first floor there is a landing with a cupboard in the eaves, as well as an airing cupboard housing the hot water cylinder and gas central heating boiler, with shelving for linen. There are two double bedrooms on this floor, one of which has storage in the eaves. Both bedrooms have lovely views over the village and countryside beyond.

Outside

The gardens offer a large area of lawn which is predominantly to the front but does flow around to both sides of the property. There is a Monkey Puzzle tree and pine tree as well as mature shrubs and flower beds. Conveniently located off the kitchen and at the back is a large patio area for outdoor dining.

A gated driveway leads up to the side of the property which offers plenty of space for off road parking. To the rear there is a brick built shed offering excellent storage or workshop potential and there is an additional timber shed.

Situation

Chili Pine is situated centrally within the village of Winfrith Newburgh, a Purbeck village within close proximity to the stunning nearby coastline of West Lulworth and Durdle Door. The village itself has a range of amenities including an award winning village shop, a hairdresser, village hall, a first school, a pre-school and a parish church. There are two village inns nearby.

Wool is approximately 3 miles with a further range of amenities including a mainline station to London Waterloo, large convenience store, bakery, restaurants, cafes, public houses and a fuel station.

There is direct access onto the A352 for Dorchester (W) and to Wool (E) with further links to Wareham and Poole, and via Bere Regis to the A31 network.

The village is also within easy reach of larger conurbations including the county town of Dorchester with a range of supermarkets, high street retailers and Dorset County Hospital. There is also Brewery Square offering a choice of restaurants and train station with mainline to London Waterloo.

Services

All mains services are connected.

Broadband - Superfast speed available
Mobile - It is reported that you are likely to get mobile coverage outdoors but limited coverage indoors (<https://www.ofcom.org.uk>)

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

Council Tax Band: E
EPC: E

Agents Note

Please note that the property is being sold, subject to receipt of Grant of Administration. We are advised that this has been applied for.

Directions

Take the A352 from Dorchester towards Wool. Just before the Red Lion public house (on the right) turn right signed Winfrith Newburgh/West Lulworth. Proceed into the village and keep going past the pub and the property will be set back from the road on the left hand side, before you reach the village shop. [what3words///curbed.withdraw.fists](https://www.what3words.com/curbed.withdraw.fists)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
49	
EU Directive 2002/91/EC	
England & Wales	

Dorchester/KWI/11.07.24 rev

High Street, Dorchester

Approximate Area = 1391 sq ft / 129.2 sq m
Limited Use Area(s) = 19 sq ft / 1.8 sq m
Garage = 220 sq ft / 20.4 sq m
Outbuildings = 9 sq ft / 0.8 sq m
Total = 1639 sq ft / 152.2 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1147581



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