



Symonds
& Sampson

Orchard House

Cheselbourne, Dorchester, Dorset

Orchard House

Cheselbourne
Dorchester
Dorset DT2 7NW

An immaculate detached village house enjoying a good size garden and backing onto fields.



- No chain
- Village setting
- Beautifully presented
- Generouse plot
- Garage & drive
- Backing onto fields
- Oak frame garden room

Guide Price £700,000

Freehold

Dorchester Sales
01305 261008
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THE DWELLING

An immaculately presented detached village house with attached garage and ample parking.

Believed to have been built in the early 1990's with a more recent addition of a particularly nice oak frame garden room. Backing onto fields and enjoying a generous plot the property is light and bright throughout with nicely proportioned rooms. Features include a wood burner, UPVC double glazing, oil fired heating and a useful utility room.

ACCOMMODATION

Wonderfully light and beautifully presented throughout, the accommodation in brief comprises: entrance porch and hallway with downstairs cloakroom, a large living room with oak flooring, wood burning stove and French doors on to the garden. There is a particularly nice oak frame garden room and a separate dining room also with French doors onto the garden. The kitchen/breakfast room is fitted with a range of cupboards and drawers, granite work surfaces and integrated appliances including double oven and halogen hob, as well as a dishwasher. There is space for an American style fridge/freezer and ample room for a table and chairs. The utility room is fitted with cupboards and has space for washing machine and tumble dryer. There is also

a handy downstairs shower room. Upstairs there is a good size landing with linen cupboard. Master bedroom with fitted wardrobes and en suite bathroom. Two further double bedrooms and a single bedroom. The family bathroom has a classic white suite and is tastefully tiled.

OUTSIDE

At the front of the property is a tarmac driveway with ample parking or space for a motorhome/caravan. The attached garage has an electric up and over insulated door and there is power and light inside.

The gardens are well kept with a variety of trees, a patio and pergola abut the property. A small stream meanders along the far end of the garden.

SITUATION

Cheselbourne is surrounded by beautiful rolling Dorset countryside. The village has a thriving Primary School and a pretty church. Puddletown is about 4 miles south with a good shop/post office, modern Doctor's Surgery, Primary and Middle schools, village hall and veterinary surgery, as well as access to the A35 dual carriageway.

Dorchester, the county town, is about 8 miles with a comprehensive range of facilities, including the county hospital and mainline station on the London Waterloo line.

The area is particularly well served with a network of both footpaths and bridleways across the surrounding rolling down land.

DIRECTIONS

What3Words///snowboard.brighter.vines

SERVICES

Mains water and electric. Private drainage. Oil fired heating.

Broadband - Ultrafast speed available

Mobile - You are likely to get mobile coverage both indoors and outdoors (<https://www.ofcom.org.uk>)

Council Tax Band: F (Dorset Council - 01305 251010)

MATERIAL INFORMATION

We are advised by the vendor that the property has never flooded. For further available information please use: <https://www.gov.uk/check-long-term-flood-risk>



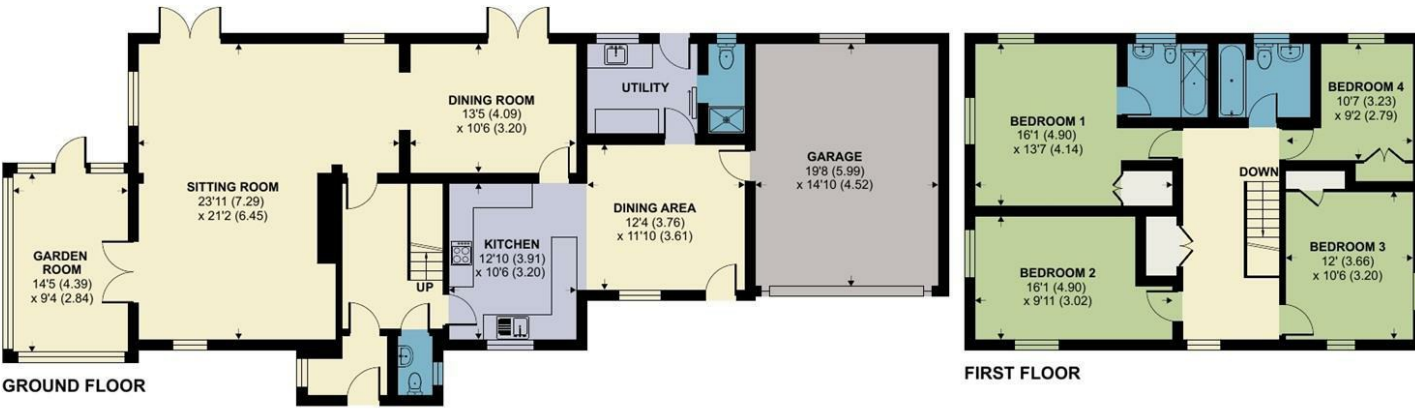


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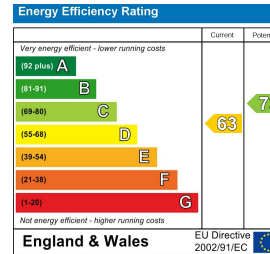
Approximate Area = 2175 sq ft / 202 sq m
Garage = 292 sq ft / 27.1 sq m
Total = 2467 sq ft / 229.1 sq m
For identification only - Not to scale



Dorchester/SXP/25.07.24



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1161800



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