

Symonds  
& Sampson



Wingberry  
Cattistock, Dorchester, Dorset

# Wingberry

15 Beech Tree Close  
Cattistock  
Dorchester  
Dorset DT2 0JN



- Semi detached house
- Well presented throughout
  - Three bedrooms
  - Conservatory
- Front and rear garden
  - Garage in block
- Popular village location

Guide Price £345,000

Freehold

Dorchester Sales  
01305 261008  
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## THE DWELLING

A well presented semi detached house with a conservatory overlooking the pretty, landscaped enclosed south-west facing garden.

## ACCOMMODATION

Upon entering the property, you are greeted by a welcoming hallway with stairs leading to the first floor and a convenient under-stair storage cupboard.

The kitchen is to the rear of the house and has a range of floor and wall mounted units, along with space for white goods.

The sitting room features an open fire and sliding doors that open into the conservatory. The conservatory features wood-effect flooring throughout, with rear and side aspect windows that provide abundant natural light. A side door offers access to the garden.

On the first floor, there are three bedrooms and modern family bathroom which includes a white suite comprising a bath, separate shower, WC, and a wash hand basin.

## OUTSIDE

The rear garden is particularly attractive and features a paved patio adjacent to the property, with a seating area and vegetable patch at the rear. Flower beds and mature shrubs line one side of the garden, and a path leads to a rear gate, providing access to a single garage located in a block.

## SITUATION

Wingberry is within both a Conservation Area and an Area of Outstanding Natural Beauty, situated towards the southern edge of the village. The village is of considerable character and has a store/post office, noted Victorian parish church, cricket ground, football field, children's playground, village hall and well regarded public house, The Fox and Hounds.

Local facilities in Maiden Newton, about 1 mile, include shops, petrol station and Spar, primary school, doctors' surgery and railway station on the Dorchester/Yeovil to Bath/ Bristol line.

There are many hostelrys in the area including Summer Lodge at Evershot. The beautiful rolling countryside is well interspersed with footpaths and bridleways.

## DIRECTIONS

what3words:///cosmetic.pursue.surveyed

## SERVICES

Mains water, electricity and drainage.  
Oil fired central heating.

Broadband - Superfast speed available

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

Council Tax Band:

C (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>





# Beech Tree Close, Cattistock, Dorchester

Approximate Area = 1005 sq ft / 93.3 sq m

Garage = 145 sq ft / 13.4 sq m

Outbuilding = 93 sq ft / 8.6 sq m

Total = 1243 sq ft / 115.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1177066



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