



Symonds
& Sampson

Whitefriars
Winterbourne Abbas, Dorset

3 Whitefriars

Copyhold Lane, Winterbourne Abbas
Dorchester, Dorset
DT2 9LT

A two bedroom first floor flat with spacious and bright accommodation, situated in this popular village close to Dorchester.

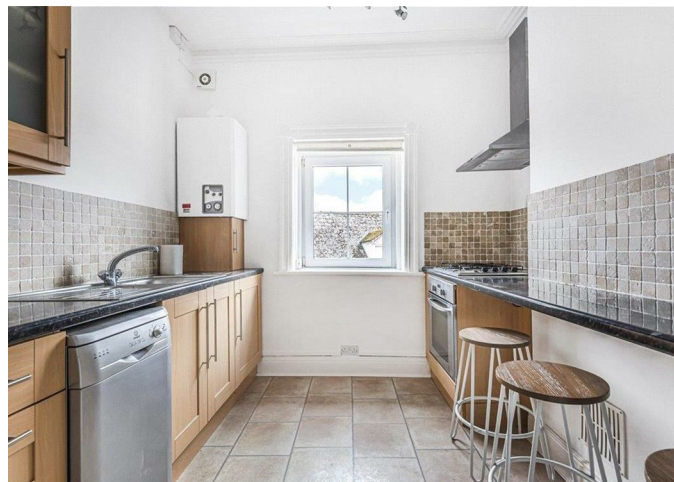


- Share of freehold
- First floor flat
- Two double bedrooms
- Parking spaces for two vehicles
- Communal gardens
- No forward chain

Guide Price £195,000

Share of Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE DWELLING

A period and characterful building converted into flats, this first floor apartment is located in an Area of Outstanding Natural Beauty. Other benefits include allocated parking for residents and gas fired central heating.

ACCOMMODATION

The accommodation consists of a private entrance hall with stairs to the first floor, two double bedrooms, good sized sitting room, kitchen and family bathroom. The kitchen has a range of floor and wall mounted units with matching breakfast bar and space for freestanding white goods. The bathroom has a white suite comprising; bath and separate shower, hand wash basin and w/c.

OUTSIDE

The communal grounds are predominately laid to lawn together with some mature trees, bordered with flowers and mature shrubs.

SITUATION

Whitefriars is set back from the A35. Winterbourne Abbas is about 5 miles west of Dorchester and has a primary school, St Mary's parish church and public house. Dorchester has a comprehensive range of shopping, leisure and educational facilities, the County Hospital and mainline railway stations to London/Waterloo and Bristol Temple Meads.

The Heritage coastline is nearby with the picturesque village of Abbotsbury being about 5 miles away. The A35 gives good access to the west as well as Poole and Bournemouth to the east.

The surrounding countryside is well interspersed with footpaths and bridleways. Golf clubs at Dorchester (Came Down) and Bridport, squash and tennis at Dorchester, fishing on the River Frome and sailing/water sports along the coast.

DIRECTIONS

What3words///tightrope.dreamers.eternity

SERVICES

Mains water, electricity and drainage. Gas 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: B (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Lease 80 years from August 2003 (59 years remaining).

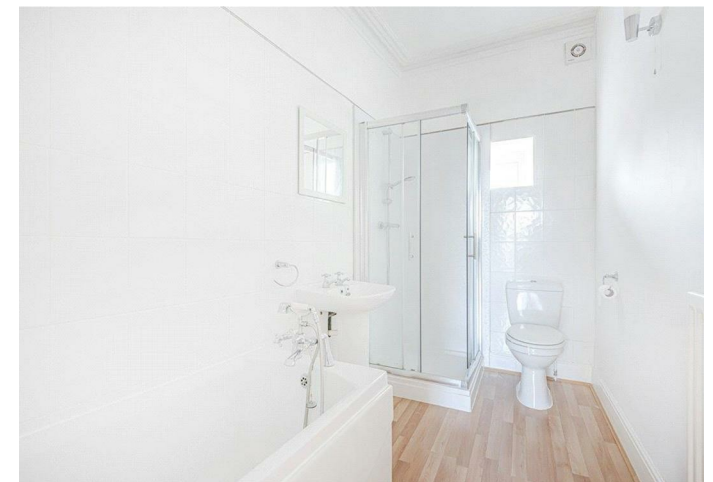
Service charge £1665.60 in 2024. Paid on a monthly basis in £138.80 instalments. No ground rent.

The flat has a share of the freehold, for further information please contact the agent.

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>

AGENT NOTE

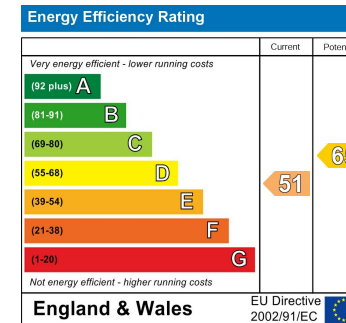
Please note that the photos were taken in 2021.



Copyhold Lane, Winterbourne Abbas, Dorchester

Approximate Area = 772 sq ft / 71.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Symonds & Sampson. REF: 695641

Dorchester/ATR/16.09.2024



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