

Symonds
& Sampson



Ansty

Dorchester, Dorset

1 & 2

Old Fox Cottages

Ansty,
Dorchester
Dorset DT2 7PL

A semi-detached period property consisting of two self-contained dwellings, a four bedroom maisonette and a one bedroom ground floor flat, both with parking and outbuildings in the sought-after village of Ansty.



- Two self contained properties
 - Rental opportunity
 - Gardens front, side and rear
- Off street parking, garage & brick outbuildings
 - Open outlook
 - Village setting

Guide Price £375,000

Freehold

Dorchester Sales
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THE DWELLING

A semi-detached property split into two dwellings, a four bedroom maisonette house and one bedroom mid-terrace self contained flat (same title), which is believed to date back to the 1940's. Built of brick construction under a tiled roof with driveway to the rear providing off street parking, garaging and outbuildings. The property is in need of modernisation throughout.

ACCOMMODATION

Number 1 Old Fox Cottages is accessed at the rear through a porch/boot room leading on to the entrance hall. The kitchen/breakfast room features a larder cupboard with WC beyond. A reception room to the front of the house with fire place and built in storage cupboard. On the first floor are four double bedrooms, with open aspects and some countryside views, as well as a family bathroom.

Number 2 Old Fox Cottages is a mid-terrace, single storey, one bedroom ground floor flat with private entrance to the front into a lobby. Beyond lies the spacious sitting room with fireplace, built in storage cupboard and double doors to the double bedroom. At the back of the property is a kitchen with ornamental range, Belfast sink and plenty of storage cupboards. There is also a bathroom with shower over the bath.

OUTSIDE

Number 1 has a garden laid to lawn to the front and side. At the rear is a small yard with oil tank and gate to the parking area.

Number 2 has an enclosed front garden laid to lawn with a central path to the entrance door. To the rear there is a paved courtyard garden with access to two open faced brick outbuildings with metal roof and one large workshop/shed.

There is ample off street parking and two further metal outbuildings, one of which could be used for a vehicle.





SITUATION

Ansty is a delightful rural hamlet in the heart of Dorset on the western slopes of Bulbarrow Hill, in an Area of Outstanding Natural Beauty. Nearby there is a shop and sub post office, as well as the popular pub and restaurant; The Fox Inn and there are churches at Hilton and Milton Abbey.

The larger centres of Blandford Forum (about 9 miles), Dorchester (about 12 miles) and Poole (about 24 miles) are within easy reach offering comprehensive amenities with mainline railway stations at Dorchester (South and West) and Poole with services to London Waterloo and the West Country.

There are an abundance of public footpaths and bridleways which provide access to extensive walking and riding over the adjoining countryside.

DIRECTIONS

What3words: ///putty.swerving.dawn

SERVICES

Mains water and electricity are connected.
Private drainage shared with number 3.
Oil fired central heating to number 1.
Electric heating to number 2.
Double glazing throughout.

Broadband - Ultrafast speed available

Mobile - It is reported that you are likely to have coverage outdoors and limited coverage indoors (<https://www.ofcom.org.uk>)

Council Tax Band for Number 1: C

Council Tax Band for Number 2: A

(Dorset Council - 01305 251010)

MATERIAL INFORMATION

There is a flying freehold over number 2.

We are advised by the vendor that the property has never flooded.

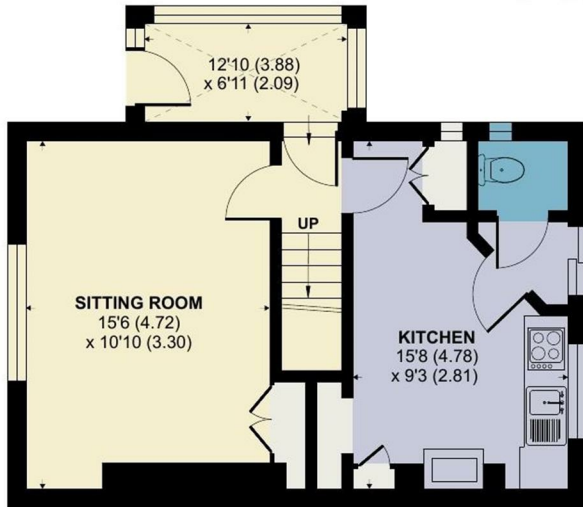
For further available information please use:

<https://www.gov.uk/check-long-term-flood-risk>

1 Old Fox Cottages, Ansty, Dorchester

Approximate Area = 1067 sq ft / 99.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		59	77
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1179531

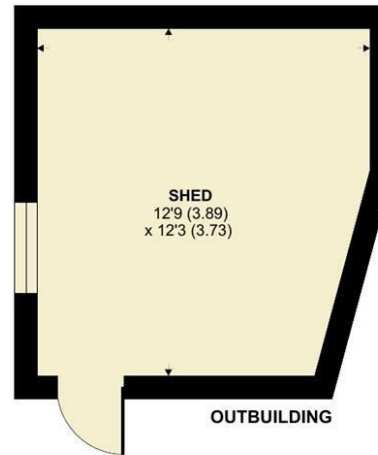




2 Old Fox Cottages, Ansty, Dorchester

Approximate Area = 516 sq ft / 47.9 sq m
Outbuilding = 149 sq ft / 13.8 sq m
Total = 665 sq ft / 61.7 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			77
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Dorchester/KWI/15.10.2024 rev



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