

Symonds
& Sampson

2 Lanes Cottages

Minterne Magna, Dorchester, Dorset

2 Lanes Cottages

Minterne Magna, Dorchester
Dorset, DT2 7AY

A three bedroom semi-detached cottage in need of some further renovations, situated in a rural position and surrounded by glorious countryside, lying just outside of the village of Minterne Magna.



- Spacious gardens
- Surrounded by glorious countryside
- Potential to extend to the side STPP
- Partially renovated with further renovation opportunities
- Brick outbuilding for storage / workshop
 - Rural location with fantastic views
 - Off street parking

Guide Price £325,000

Freehold

Dorchester Sales
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THE DWELLING

A partially renovated/decorated semi-detached cottage of stone and brick construction under a tiled roof, situated in a rural position surrounded by glorious countryside. The property has garden to the front side and rear, as well as a semi-detached brick built outbuilding.

ACCOMMODATION

The accommodation comprises of a spacious sitting room with views over the main garden and a central fireplace. There is a kitchen/breakfast room with space for a small breakfast table next to an attractive feature brick wall. To include newly fitted kitchen units and worksurface, providing ample wall and base unit storage, as well as an integrated electric oven, hob and cooker hood over and space for a free standing fridge freezer. A rear boot room and porch with recently fitted oil fired boiler. Downstairs bathroom with recently fitted bath, with shower over and tiling. Next to the bathroom is an area with space and plumbing for a washing machine. Upstairs there are three good size double bedrooms, all having lovely views of garden and countryside beyond.

OUTSIDE

A new pedestrian access will be gained from the road and in turn the parking on the other side of the road. This access will lead to the back garden and rear porch. Close to the back of the house there is a brick built outbuilding /workshop and a small courtyard area. The garden runs round to the side and the bulk of the garden is to the front made private by hedging.

On the opposite side of the road there is an area of hard standing for exclusive parking for the use of 2 Lanes Cottages.

SITUATION

The lush, beautifully wooded parish of Minterne Magna is located in the heart of the Dorset country, midway between Dorchester and Sherborne within Dorset National Landscape (formerly AONB). The village is best known for its grand Manor House and exceptional gardens, in which many famous families have lived including Churchill, Napier and Digby.

The surrounding countryside, and nearby coast offer excellent walking. The county town of Dorchester is just over 10 miles south of the property and has a wide range of amenities and schools, as well as a mainline train station to London Waterloo.

DIRECTIONS

What3words///heads.unroll.mingles

SERVICES

Mains water and electricity are connected.

Oil fired central heating (recently fitted boiler).

Private drainage (septic tank on neighbouring land).

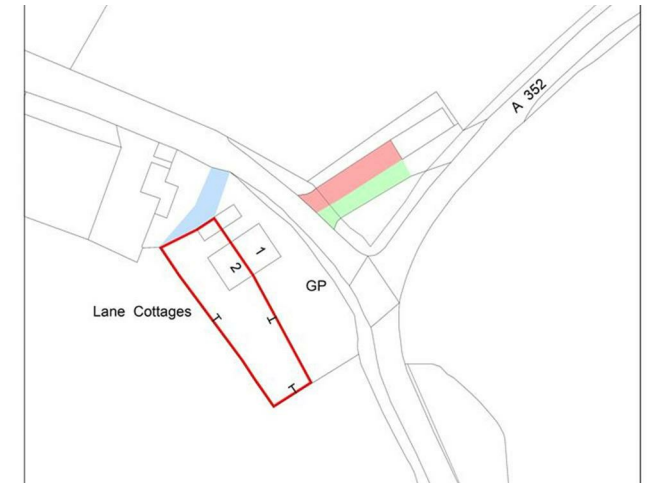
Broadband - Ultrafast speed available

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

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

MATERIAL INFORMATION

We have been informed by the vendor that a non exclusive pedestrian right of way to the property will be legally created, as well as a non exclusive vehicular right of way to the exclusive 'grant of parking' rights for number 2 Lanes Cottages (located on the opposite side of the road). We are advised by the vendor that in extreme weather conditions surface water can enter the garden.



Minterne Magna, Dorchester

Approximate Area = 950 sq ft / 88.3 sq m

Outbuilding = 122 sq ft / 11.3 sq m

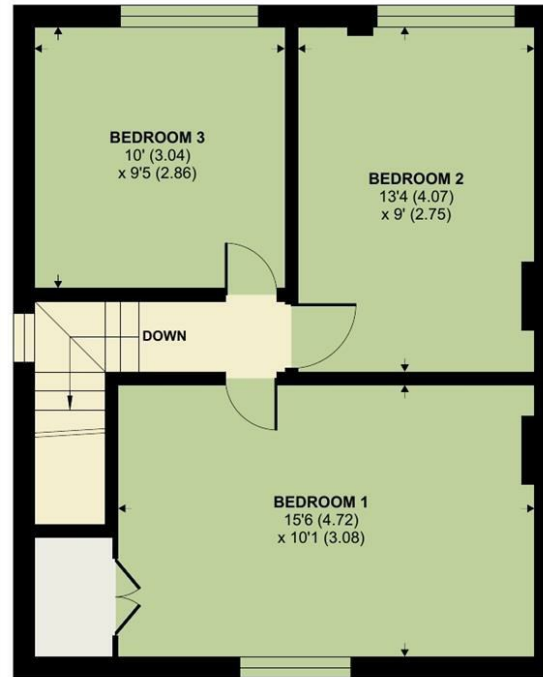
Total = 1072 sq ft / 99.6 sq m

For identification only - Not to scale

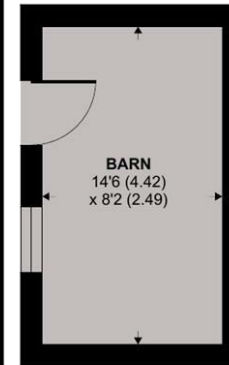
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1184524



Dorchester/KW/15.1.25



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