



Symonds
& Sampson

Butt Farm Close

Winterbourne Abbas, Dorchester, Dorset

15 Butt Farm Close

Winterbourne Abbas
Dorchester, Dorset DT2 9SU

A four bedroom detached village house, very well presented with a generous reception space and an attractive garden backing on to fields.



- Detached village house
- Light and bright throughout
- Attractive landscaped garden
 - 3 reception rooms
- Bathroom and shower en suite
- Easy access to Dorchester and Bridport
 - Parking

Guide Price £410,000

Freehold

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THE DWELLING

A well-presented detached house in a cul-de-sac, enjoying a south facing garden that overlooks fields.

ACCOMMODATION

This modern village house is in good order throughout and the accommodation in brief comprises an entrance hall with downstairs cloakroom. The main sitting room is a nicely proportioned space featuring an exposed stone chimney breast and hearth with an inset gas fire. It also offers TV connection and laminate wood-effect flooring that flows into a separate dining room with French doors leading out to the garden.

The kitchen is fitted with a range of cupboards and drawers, ample work surfaces and includes a cupboard housing the gas boiler. Integrated appliances consist of an oven, microwave oven, gas hob with a modern extractor hood, a dishwasher, an undercounter fridge and an undercounter freezer. Adjacent to the kitchen is the breakfast room which offers space for a table and chairs, as well as a side door leading to the garden.

Completing the ground floor is a further reception room, formally the garage, offering a variety of uses that might suit a home office, play room or craft room.

On the first floor, Bedroom 1 is a double room with an en suite shower room and fitted wardrobes. Bedroom 2 is also a double room with some fitted wardrobes. There are two additional bedrooms and a family bathroom, which features a modern white suite including a shower bath, WC and basin.

The property benefits from UPVC double glazing, gas central heating and driveway providing off-road parking.

OUTSIDE

The front garden is well-maintained, partly walled, with a lawn, mature shrubs and a tarmac driveway.

Gated side access leads to a private rear garden with a covered seating area. A large patio extends along the back of the house and features a brick-built pond. There are outdoor power points and a tap and there is space at the side of the house for a garden shed. The garden is terraced with shallow steps leading up to a level lawn surrounded by shrub and flower borders. The garden widens and gently rises, meeting open fields at the rear.

SITUATION

Winterbourne Abbas is about 5 miles west of Dorchester and has a primary school, St Mary's parish church, petrol station with shop and public house. Dorchester has a

comprehensive range of shopping, leisure and educational facilities, the County Hospital and rail 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 giving access to many Areas of Outstanding Natural Beauty. 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///promising.emblem.position

SERVICES

Mains electricity, water and drainage.
Gas central heating.

Broadband - Superfast speed available

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

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



Butt Farm Close, Winterbourne Abbas, Dorchester

Approximate Area = 1434 sq ft / 133.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1226827



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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