



Symonds  
& Sampson

# Ashbank

Crawthorne, Dorchester, Dorset



# Ashbank

Crawthorne

Dorchester

Dorset DT2 7NG

A rural bungalow with far reaching views set in a plot of .8 acre. (0.323 Hectare). (Further 2.55 acres (1.03ha) available by separate negotiation).



- Countryside Views
  - No chain
  - 4 bedrooms
  - Garage and drive
  - Rural setting
- Set in .8 Acre (0.323 Hectare)
- Further 2.55 Acres (1.03 ha) available by separate negotiation

Guide Price **£765,000**

Freehold

Dorchester Lettings

01305 261008

dorchester@symondsandsampson.co.uk





## THE PROPERTY

A detached bungalow occupying a plot of .8 acre, enjoying far reaching views. Ashbank is situated in the small hamlet of Crawthorne, in the Dorset countryside nestled about 8 miles from Dorchester the county town with the nearby villages of Puddletown (3 miles) and Milborne St Andrew (2 miles) offering a village shop, doctors and pub.

## ACCOMMODATION

The property is light and spacious with accommodation comprising; entrance hall with coats cupboard, 4 bedrooms, bathroom with bath and separate shower, kitchen fitted with cupboards and drawer, work surfaces with sink and drainer, electric hob and integral double oven, breakfast bar and downlights. Dining area with space for table and chairs. Sitting room with inset wood burning stove, TV connection and French doors into the garden.

The property benefits from a utility room with additional sink and separate cloakroom. UPVC double glazing and oil fired heating.

## OUTSIDE

There is ample parking on the drive and the garden is mostly level and laid to lawn, Attached garage. There are some mature fir trees and established hedging, the garden extends around the property and enjoys views over the adjacent fields and countryside.

## SITUATION

Crawthorne is a small rural hamlet in an area of outstanding natural beauty (AONB) situated between Puddletown and Milborne St Andrew with both villages offering amenities including a village shop, doctors surgery and schools.

The historic county town of Dorchester is about 8 miles away and has a variety of restaurants, shops and leisure facilities, including mainline railway stations with services to London Waterloo and Bristol Temple Meads. The A35 gives access to Dorchester/Weymouth and Poole/Bournemouth areas and there is a cross channel ferry from Poole.

## DIRECTIONS

What3words ///deoderant.shelving.bring

## SERVICES

Mains electric, private water and drainage. Oil fired heating.

Local Authority  
Dorset Council 01305 251010 - Band E.

Broadband: Standard speed is available in the area. If faster download speeds are required Starlink may offer an alternative or Wessex Internet provider.

Mobile Phone: Network coverage is reported to be limited indoors and likely outdoors (Information from <https://www.ofcom.org.uk>)





## Crawthorne, Dorchester

Approximate Area = 1481 sq ft / 137.6 sq m

Garage = 233 sq ft / 21.6 sq m

Total = 1714 sq ft / 159.2 sq m

For identification only - Not to scale



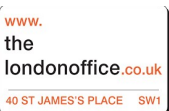
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1301566



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	55	78



Dorchester/sp/20.6.25



01305 261008

dorchester@symondsandsampson.co.uk  
Symonds & Sampson LLP  
9 Weymouth Avenue, Brewery Square,  
Dorchester, Dorset DT1 1QR



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