



Symonds
& Sampson

Walnut Tree Cottage

Middle Street, Dewlish, Dorchester, Dorset

Walnut Tree Cottage

Middle Street
Dewlish
Dorchester
Dorset DT2 7LX

A semi-detached family house situated in Dewlish, with pleasant views to the front and rear over surrounding countryside, with garage and parking.



- Extended kitchen
- 2 reception rooms
- Popular village location
 - Adjoining fields
- Ground floor WC
 - Utility room
- Garage and parking

Guide Price **£395,000**

Freehold

Dorchester Sales
01305 261008

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THE PROPERTY

This spacious semi-detached family house is well presented throughout and has been extended to offer generous ground floor living space.
With brick built elevations the house enjoys a pleasant outlook over roof tops across the valley over fields and is situated just a short walk from the village pub.

The property is light and bright with accommodation comprising; entrance hall with under stair storage and down stairs cloak room, engineered wood flooring continues into the living room on the front of the house, a nice sized room with bay window and fitted window seat, wood burning stove with hearth and mantle over. There is a separate dining room which offers adaptability to be used as an office, play room or downstairs bedroom if required. The kitchen has been recently fitted with breakfast bar and with a range cupboards and drawers, integrated double oven, electric hob, integral dishwasher, space for fridge and freezer. There is ample work surface with ceramic double bowl sink and mixer tap. French doors into the garden.

Upstairs on the landing is an airing cupboard with hot water cylinder with immersion heater , loft hatch with ladder. There are two double bedrooms with fitted wardrobes and both enjoy a wonderful outlook. The third bedroom is a spacious single room and there is a contemporary recently fitted bathroom room with shower over the bath.

The property also has a handy utility room with large cupboard housing the oil fired boiler and providing storage. Work top with space and plumbing below for the washing machine and tumble dryer. In addition the property benefits from oil fired central heating and UPVC double glazing.

OUTSIDE

Outside there is a front garden with a Walnut tree, shrub and flower borders, lawn and pathway leads to a side gate. The rear garden has a raised level lawn adjoining open fields, there is a rear gate for access to the garage. A patio abuts the house which extends to one side giving secluded seating areas and on the other side there is an oil tank, space for garden shed and log store, outside tap and side access path.

To the rear there is a single garage in a block accessed over shared track.

SITUATION

Dewlish is a small village surrounded by glorious countryside within an Area of Outstanding Natural Beauty, about 9 miles from Dorchester. There is a church and the acclaimed The Oak public house. Milborne St Andrew is about 2 miles to the east, having a village store, public house, first school and church. The larger village of Puddletown is about 3 miles to the south-west with its numerous period buildings and amenities, including a village hall, modern doctors' surgery, first (new) and middle schools, store/post office, veterinary surgery, public house and church.

Dorchester South and Dorchester West Train Stations provide direct services to London Waterloo and Bristol Temple Meads, respectively.

DIRECTIONS

What3words ///fearfully.clock.repaid

SERVICES

Mains, water and electricity. Private drainage.
Oil fired central heating.
Council Tax Band E. Dorset Council 01305 251010

Broadband - Ultrafast speed available
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Conservation area.



Middle Street, Dewlish, Dorchester

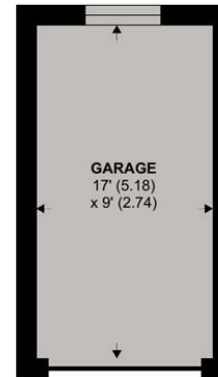
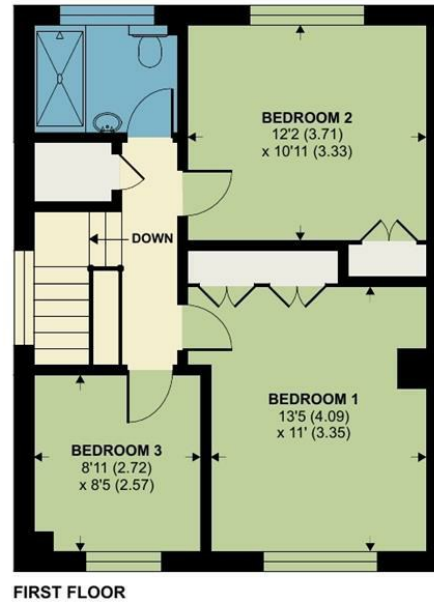
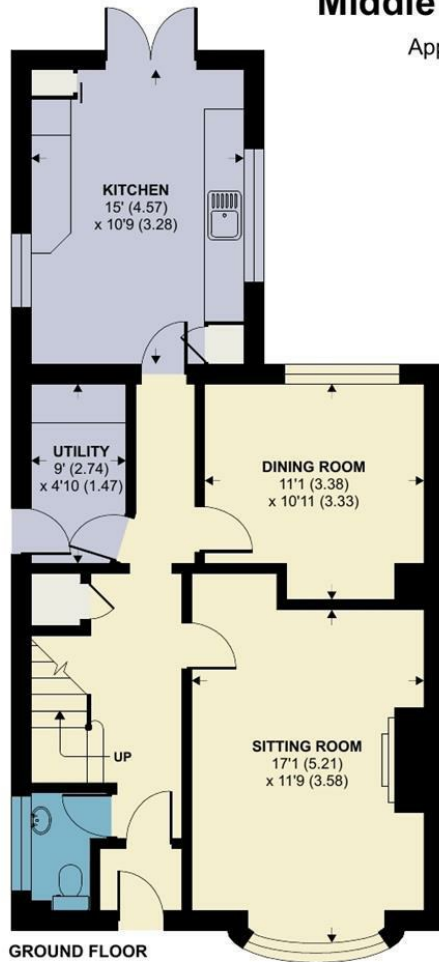
Approximate Area = 1256 sq ft / 116.6 sq m

Outbuilding = 153 sq ft / 14.2 sq m

Total = 1409 sq ft / 130.8 sq m

For identification only - Not to scale

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential |
| 101-150 A | | |
| 81-100 B | | |
| 61-80 C | | |
| 41-60 D | | |
| 21-40 E | | |
| 1-20 F | | |
| 1-10 G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2021. Produced for Symonds & Sampson. REF: 719383

Dorchester/KW/21.11.25



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