



Rose Cottage  
Frampton





Situated in the village of Frampton and within a designated conservation area this characterful, detached, thatched cottage, believed to have been built in the 1750's enjoys good-size accommodation and a one-bedroom annexe, currently utilised as a holiday letting. The main house consists of a spacious reception room, modern kitchen with separate utility room and garden room, study, three bedrooms with an en-suite bathroom to the main bedroom and family bathroom. Externally, the property benefits from a beautiful rear garden with south-westerly facing aspect and detached triple garage with parking to the front. EPC rating D.

The property is located in the village of Frampton, which lies within an area of Outstanding Natural Beauty, yet is only 6 miles north-west of Dorchester, the County Town of Dorset, which offers a vast range of amenities, the County hospital and train links to London and Bristol. The village itself has an active village hall, a church and a garage and the nearby village of Maiden Newton has a wider range of facilities including various shops, a public house, a Doctors surgery, train station and a first School.



Entrance to the property is via a single door taking you through to a porch area creating an ideal space to store and decant outdoor wear. From there, an internal door leads you to the property's hallway where access can be gained to the reception room, kitchen and study.

The reception room boasts features including characterful wooden beams, wooden flooring, an inglenook fireplace with a wood burner and a set of French doors providing direct access to the rear garden, onto an area of patio.

An opening from the hall leads to the kitchen, fitted with a range of modern wall and base level units with Granite worksurfaces over and tiled flooring throughout. Integral appliances include a microwave, fridge-freezer, wine fridge and dishwasher. There is also a five-ring gas hob with electric Falcon double oven. To the rear of the room is a garden room area which has been modified to be incorporated into the kitchen, with wood burner, three Velux windows allowing plentiful natural light to enter the room and double doors opening out onto an area of patio. The separate utility room offers additional worksurfaces, a double stainless-steel sink, washing machine and tumble dryer.



Also situated on the ground floor is the study and bedroom one. The study adds further living accommodation to the property with an outlook onto the garden. Bedroom one benefits from fitted wardrobes with double doors and en-suite. The suite is fitted with a shower cubicle, enclosed bath and wash hand basin. There is a separate room with low-level WC and additional wash hand basin. In addition, the suite and bedroom further benefit from under-floor heating.

To the first floor, there are two bedrooms and a family bathroom. There is also ample storage located off the first-floor landing. Both bedrooms, are double in size with an airing cupboard in bedroom three. The family bathroom has wooden flooring throughout and is fitted with an enclosed bath with shower attachment, WC and wash hand basin with storage below. The annexe offers private access and parking, a cosy reception room with corner wood burner, wooden beams and two sets of stairs, one leading down to the modern fitted kitchen and one, rising to the bedroom. There is also a shower room with WC and wash hand basin.



## Rose Cottage, Frampton, Dorchester, DT2

Approximate Area = 2192 sq ft / 203.6 sq m  
 Limited Use Area(s) = 142 sq ft / 13.1 sq m  
 Garage = 421 sq ft / 39.1 sq m  
 Annexe = 666 sq ft / 61.8 sq m  
 Total = 3421 sq ft / 317.8 sq m  
 For identification only - Not to scale

### Solar Panels:

There are solar panels at the property, both on the cottage and annexe, operating on a 'Feed in' tariff and Tesla batteries. All are owned outright.

### Services:

Mains electricity, gas, water and drainage are connected. Oil fired central heating.

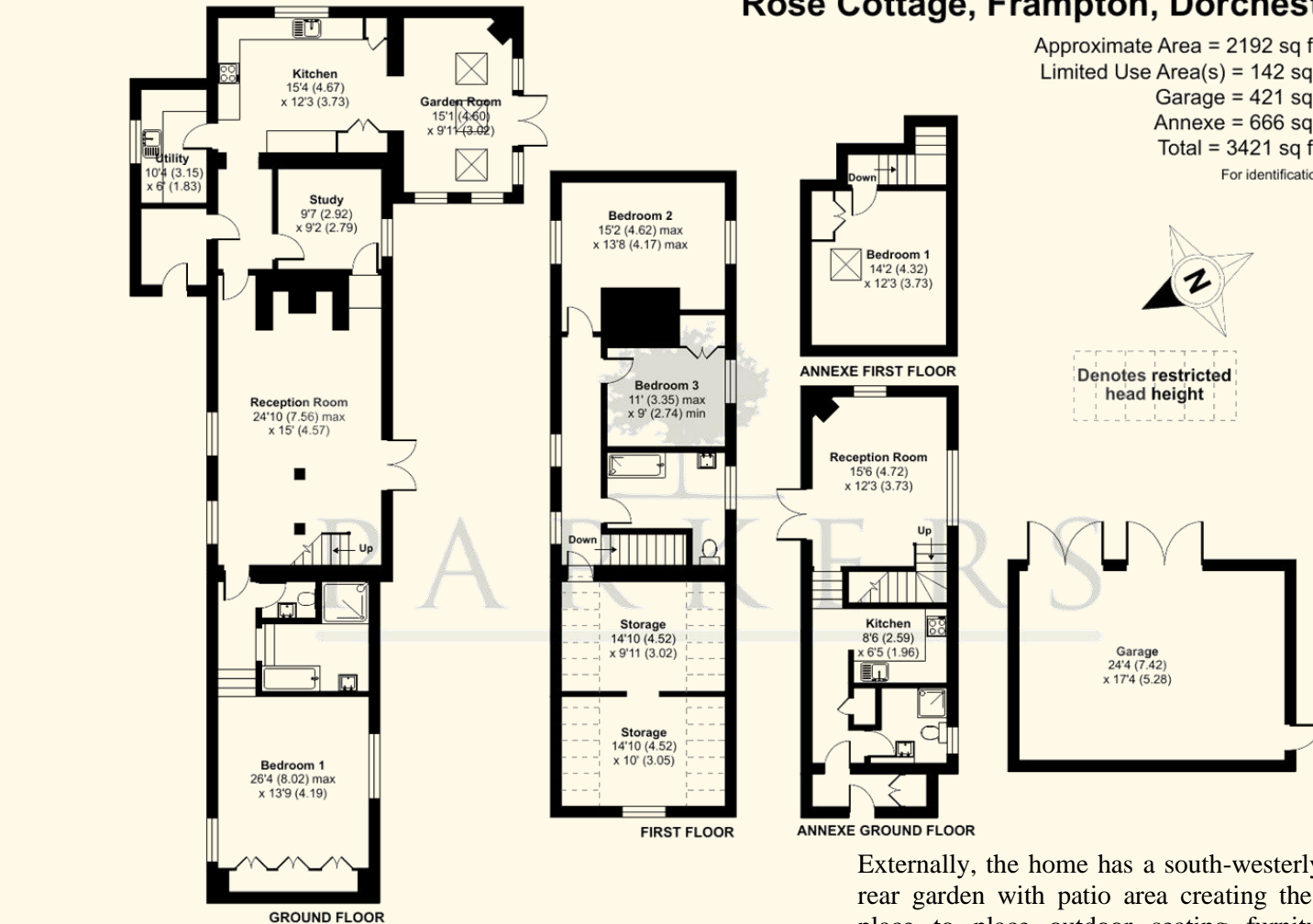
### Local Authorities:

Dorset Council  
 County Hall  
 Colliton Park Dorchester  
 Dorset  
 DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is F.

**Important notice: Parkers notify that:** All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Parkers Estate Agents. REF: 1094136

Externally, the home has a south-westerly facing rear garden with patio area creating the perfect place to place outdoor seating furniture. An attractive arch and a set of patio steps lead to the spacious lawned area of the garden with wooden shed housing the hot tub. Furthermore, the property provides a triple garage with two wooden double doors, one pedestrian door and parking to the front.