



Thatchcote  
Frampton





Thatchcote is a beautifully presented, cob wall, Grade II listed family home located in a designated conservation area and within the highly desirable village of Frampton. The property offers versatile and generous accommodation and boasts an abundance of characterful features including wooden beams throughout the ground floor. The property opens on to a generous entrance hall and leads through to further accommodation including sitting room, dining room, further reception room, kitchen, utility and ground floor shower room. The first floor is home to all three double bedrooms with en-suite facilities to the main bedroom. Bedroom two and the dressing room were originally two separate bedrooms and could be changed back to create a fourth bedroom. There is also a family bathroom to the first floor. 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 Country 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. The surrounding area boasts a plethora of countryside walks and bridle paths.



A good-size entrance hall providing the ideal space to decant and store outdoor footwear and clothing.

Generous sitting room with a triple aspect flooding the room with natural light and an impressive and imposing open 'inglenook' fireplace provides the perfect focal point of the room. Travertine flooring, with underfloor heating, continues through to the beautiful dining room and reception space beyond offering a dual aspect and plentiful space for furniture. The underfloor heating is separated into three separately controlled zones. There is a wood burning stove set within a characterful fireplace. There is a well situated under the current flooring however the pump has been sealed off.

There is a further reception space opening onto the kitchen fitted with a range of small bone wall and base units with work surface over. There are integrated Samsung ovens, electric hob with extractor over and dual aspect windows offer light to the room. Terracotta tiles are laid to the floor.

The galleried landing gives access to storage space and three double bedrooms on the first floor and there is an en-suite electric shower facilities and a walk-in wardrobe to bedroom one. There is further storage space located in the en-suite. Original beams feature in all bedrooms. Bedroom Two has been opened through into what was previously bedroom three to create a larger space. There is a built-in storage cupboard and an attractive feature fireplace.

The bathroom is fitted with a white suite comprising shower, bath, WC and wash hand basin.

The annexe is accessed via a small porch through to a reception room with storage. Stairs lead to a mezzanine floor offering space for a floor. There are radiators fitted and electrics installed.



**External:**

The beautifully landscaped rear garden offers a blend of patio areas, decking with BBQ stand, planting and a sunken garden which was previously a swimming pool. We are advised the pump and electricians are still in -situ for the swimming pool.

There are two sheds at the property. Both are fitted with electricians and the wooden shed has recently had a new roof.

There is a single garage at the property with electric and also housing the oil tank. There is parking to the front of the vehicle for three cars.

**Services:**

Mains electric, water and drainage are connected. Oil fired heating.

**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band for the main house is F.

**Flood Risk:**

Zone 2

**Dorchester Road, Frampton, Dorchester, DT2**

Approximate Area = 2525 sq ft / 234.6 sq m (includes garage and excludes void)

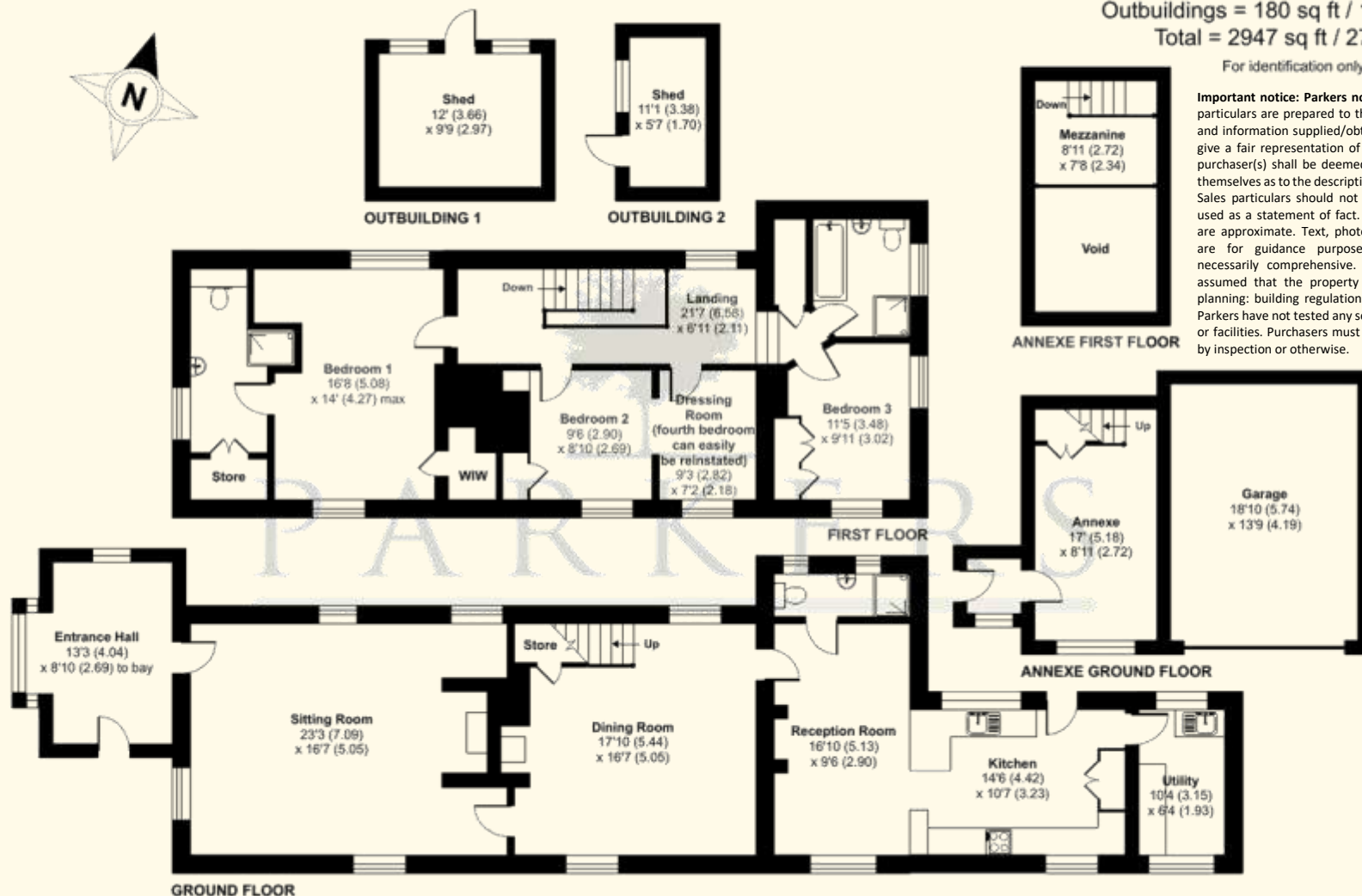
Annexe = 242 sq ft / 22.4 sq m

Outbuildings = 180 sq ft / 16.7 sq m

Total = 2947 sq ft / 273.7 sq m

For identification only - Not to scale

**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.



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