



The Old Pump House
Dorchester



This unique property, formerly the Scouts Hut, located within Fordington, Dorchester, has been converted and renovated to create a modern, stylish and versatile family home, with the majority of the accommodation spread across the ground floor. There is a tastefully fitted open-plan kitchen and living area, three double bedrooms with en-suite facilities to the main bedroom, mezzanine floor and family bathroom. The property features under-floor heating, running the entire length of the property, with individual thermostat controls. Externally, the property enjoys a garden to the rear and sides and there are provisions for off-road parking. EPC rating B.

The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns.



A side entrance door opens onto the property's entrance hall providing ideal space to decant outdoor footwear and access to all ground floor rooms. A set of stairs lead to a mezzanine area. The space is a welcoming entrance and sets the stylish and well-presented tone of the property.

The home features a wonderful open plan kitchen and living area with Mezzanine floor above, accessed via its own staircase in the hall. There is a bespoke kitchen, fitted with a range of wall and base level units with Granite worksurfaces over and tiled flooring throughout. Integral appliances include an oven and four-ring induction hob with extractor hood above. There is a kitchen island creating further storage options and worksurface space. The living area offers plentiful space for living/dining furniture. Two sets of French doors provide direct access to the garden.

The hall, with useful storage cupboard, leads to three bedrooms, all double in size. Bedroom one benefits from en-suite facilities fitted with a modern suite comprising a tiled shower cubicle, WC and wash hand basin with vanity storage below.

The luxurious and generous in size family bathroom is furnished with a bath, shower cubicle, low-level WC and pedestal wash hand basin set within a storage cabinet. The room is finished with tiled flooring and part-panelled walls.

Externally, the property has provisions for off-road parking and a garden extending to all sides of the property.

Agents Notes:

We understand the property is not currently registered at the Land Registry. This is the case with many properties in England and Wales. Your conveyancer will undertake any necessary steps in this instance.

The new extension to the rear of the property is timber frame with metal external cladding.

Solar Panels:

Please note the solar panels at the property are owned outright.

Services:

Mains electricity, water and drainage are connected. Air source heat pump.

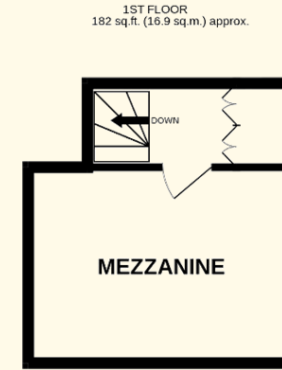
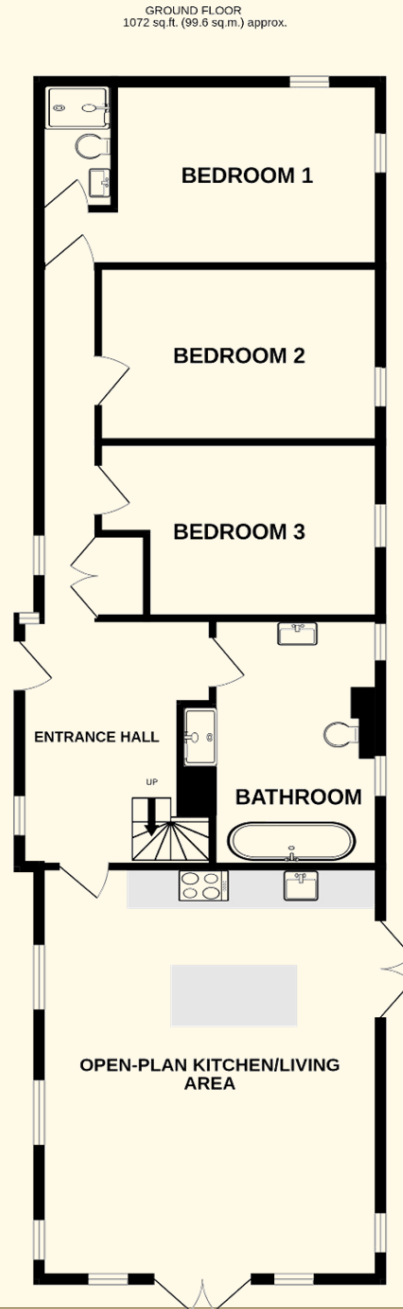
Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

The property currently awaits a council tax band.

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.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Room Dimensions:

Open-Plan Kitchen and Living Area	6.43m x 5.31m (21'01" x 17'05") max
Bedroom One	5.41m x 2.87m (17'09" x 9'05") max
En-Suite	1.98m x 0.94m (6'06" x 3'01") max
Bedroom Two	4.39m x 2.74m (14'05" x 9'00")
Bedroom Three	4.39m x 2.74m (14'05" x 9'00") max
Bathroom	3.81m x 2.62m (12'06" x 8'07") max