



West Street  
Abbotsbury



**PARKERS**  
PROPERTY CONSULTANTS & VALUERS





Set within a conservation area, this extremely desirable residence is ideally situated within the sought-after village of Abbotsbury. Boasting truly stunning views over the surrounding countryside and towards St. Catherine's Chapel and the Sea, this property enjoys beautifully presented accommodation including reception room, kitchen/diner, utility room, WC, four bedrooms with en-suite facilities to bedroom one and family bathroom. Externally there is a well-tended garden boasting a variety of mature plants and trees and there is a double garage to the rear of the property. EPC rating D.

New Cottage is situated within the coastal village of Abbotsbury, well known for its Swannery and Tropical Gardens, St Catherine's Chapel and Chesil Beach. Abbotsbury is an attractive and historic village surrounded by beautiful rolling countryside, designated as an Area of Outstanding Natural Beauty. The village has an interesting history, and the majority of it has been owned by the Strangways family for the last 600 years under the care of the Ilchester Estate. There is an expanse of amenities, including two public houses, a post office and general store, a farm shop and art galleries and tea shops.

The nearby county town of Dorchester is steeped in history and offers a number of shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants and public houses. Brewery Square is a vibrant area offering a central open space hosting several events throughout the year. The nearby train station provides links to London Waterloo, Bristol Temple Meads and Weymouth. There are regular bus routes to adjoining towns. The vibrant and bustling market town of Bridport, and the seaside town of Weymouth, are approximately 9 miles and offer further beauty spots, amenities and walks.





Steps leads to this attractive stone property with useful entrance porch providing an ideal space to decant outdoor clothes and footwear. A further door leads through to the hallway where all ground floor rooms can be accessed including the WC and a useful storage cupboard.

The dual aspect sitting room features an open fire with elegant carved Bath stone surround and hearth. French doors open on to the garden.

The kitchen/diner is a wonderful feature of the property, with a wealth of wall and base level units. The kitchen benefits from Granite work surfaces, modern Gorenje Extractor Hood and space for a large fridge freezer and oven. Ample space is available for a dining furniture and garden views can be enjoyed from both windows. There is a separate utility area off of the kitchen providing additional storage and workspace. There is a fitted Neff single oven, granite work surfaces and Kenwood dishwasher. A door offers access to the garage.

The master bedroom offers a dual aspect and enjoys stunning scenery to the front. A door leads to impressive and modern en-suite bathroom.

There are three further bedrooms and a family bathroom, fitted with a modern suite comprising a double walk-in shower, low level WC, pedestal wash hand basin and frosted window. The landing area offers two storage cupboards.

The well-established and attractive garden has wonderful views of St Catherines Chapel with distant views of the Chesil Beach. There is a patio area offering the perfect spot for garden furniture.

Accessed via a shared drive, is a double garage with power and light and parking to the front. A door leads to a utility room with stylish fitted units with worksurface over, a Belfast sink and space for a tumble dryer. A window offers natural light to the room.

## West Street, Abbotsbury, Weymouth, DT3

Approximate Area = 1758 sq ft / 163.3 sq m (includes garage)

For identification only - Not to scale

### Agent Notes:

There are currently 73 years remaining on the lease.  
There is a ground rent of £233.89 per 6 months.

### Services:

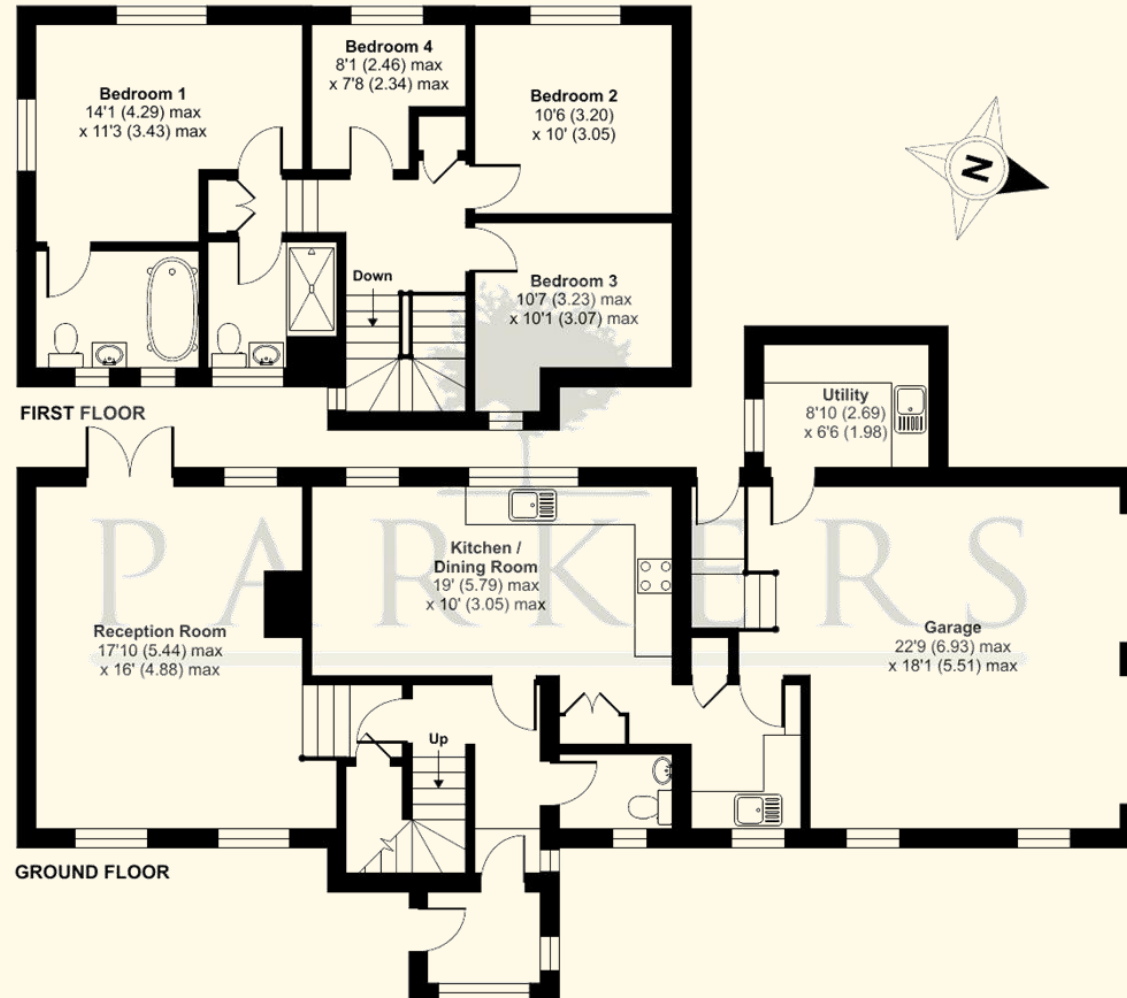
Mains electricity, water and drainage are connected.  
Oil fired central heating.

### 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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Parkers Estate Agents. REF: 1106131

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