



Hardys Row
West Knighton



This quaint and beautifully presented cottage is one of three in the terrace and situated in the popular village of West Knighton. Set within a designated conservation area, this Grade II listed property boasts charm and character and offers accommodation including open-plan kitchen/dining room, sitting room, ground floor shower room with WC, five bedrooms, loft room and bathroom. There is a pretty, southerly facing garden, mainly laid to lawn with a variety of mature plants and trees and one allocated parking space to the rear of the garden. EPC rating G.

West Knighton is a pretty village of mixed thatch and slate roofed properties, just a few miles from the shops and transport services of the County Town of Dorchester. The village itself boasts a well-received traditional village inn serving a popular a-la-carte menu and Sunday carvery and offering bed and breakfast accommodation for visitors. It has an 11th Century church and Broadmayne First School, with its 'Good' Ofsted rating is a favourite with locals. The highly regarded Thomas Hardy school is the local catchment high school. The conjoined villages of West Knighton and Broadmayne are home to thriving communities. Broadmayne has its own public house and a post office/shop, community hall and sports ground. Nearby Dorchester is steeped in history and offers further shopping and social facilities including major supermarkets, cinemas, the County museum, leisure centre, Borough Gardens and a choice of many excellent public houses and restaurants. There are train links to London Waterloo and Bristol Temple Meads.



A stone path leads to a wooden front door that opens into a small porch area offering space to decant and store outdoor footwear and clothing. A barn door leads into the generous, open-plan, kitchen/dining room. The neutral and stylish décor set the tone for the accommodation throughout.

The open-plan kitchen/diner boasts exposed beams and brickwork and a tiled floor. The kitchen was installed three years ago by the present owners and offers a comprehensive range of wall and base units with work surface over. There is an integrated oven with hob and extractor fan and a dishwasher and space for further appliances. The room has plentiful space for dining furniture and there is a front aspect window seat space. The jewel in the crown of this room is the impressive, exposed brick fireplace with wood burning stove.



The sitting room is finished with tiled, wood effect, flooring and French doors lead to a courtyard area with access to the garden. Doors lead through to a further room providing excellent storage solutions and stairs take you to a mezzanine area, currently utilised as a bedroom. There is a ground floor shower room and bedroom one, also accessed from the sitting room, offers built-in storage and versatility to this lovely home.

There are three further bedrooms on the first-floor, two with storage space, and stairs lead to a converted loft room with wooden flooring, Velux window, exposed beams and eaved storage.

The family bathroom is tastefully fitted with a white suite comprising panel-enclosed bath with shower over, WC and wash hand basin.

Externally:

Opposite to the property is a beautiful fully enclosed garden, mainly laid to lawn with stone path and a variety of mature plants and shrubs. There is a stone outbuilding with electrics, a water tap and a right to use an allocated parking space to the rear of the garden.

Agents Notes:

There is a Right of Way at the rear of the property for maintenance purposes and there is a public footpath at the front and side of the property.

The owners must contribute one equal third part of the cost of maintenance repair of the driveway. They must also pay a fair proportionate part towards the costs and expenses which may be incurred for common areas.

Services:

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

Local Authorities:

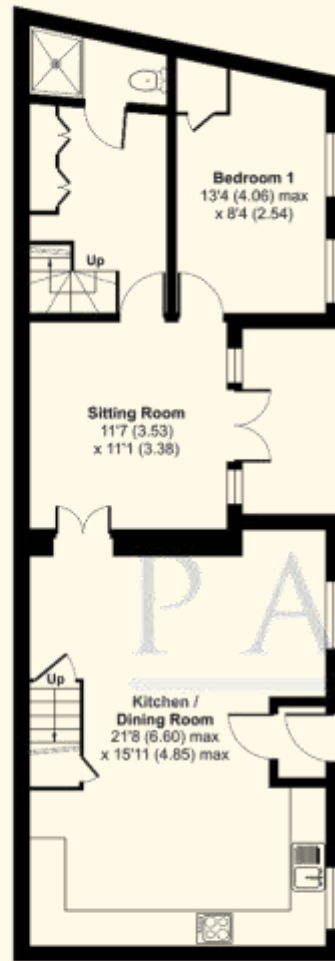
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

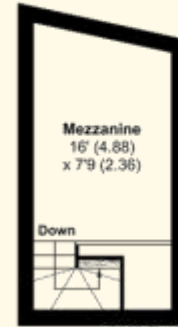
Council tax band is D.

Flood Risk:

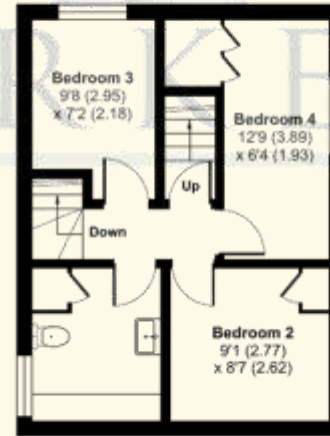
Zone 1



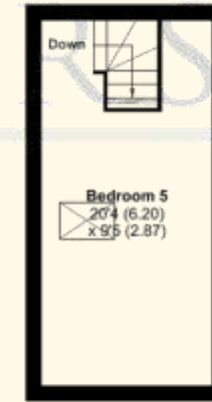
GROUND FLOOR



MEZZANINE LEVEL



FIRST FLOOR



SECOND FLOOR

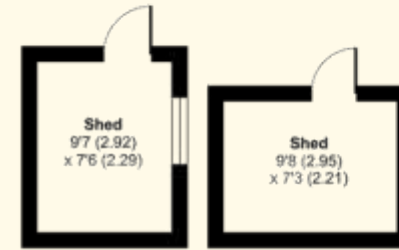
West Knighton, Dorchester, DT2

Approximate Area = 1414 sq ft / 131.3 sq m

Outbuildings = 142 sq ft / 13.1 sq m

Total = 1556 sq ft / 144.4 sq m

For identification only - Not to scale



OUTBUILDING 1

OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rēchacomm 2024. Produced for Parkers Estate Agents. REF: 1116364

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