



Springfield House
Askerswell

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS





Located in an area of outstanding natural beauty, this three-bedroom detached family home is offered in an elevated position with stunning views of the breathtaking scenery. Accommodation to this property is generous in size and includes a reception room, dining room, conservatory, kitchen/breakfast room, utility and study/fourth bedroom on the ground floor. The first floor has three double bedrooms with en-suite facilities to bedroom one and a main bathroom. Springfield House is offered with 8.03 acres of land including stables. The current owners have sectioned off a private wrap-around garden taking in the breathtaking views and there is plentiful off road parking to the side and front of the property. EPC Rating E.

Springfield House is set within the small parish of Askerwell, a rural yet accessible and peaceful village located on the River Asker. Local amenities include a village pub, village hall and church. whilst the adjoining village of Loders offers a further pub, village hall, well regarded primary school and a parish church. Askerswell is an area of outstanding natural beauty and boasts stunning surrounding countryside with plentiful footpaths and bridleways. The vibrant market town of Bridport and the county town of Dorchester are also within easy reach, offering a good range of shops, businesses and other local amenities. There are also several beaches just a short drive away on the world renowned Jurassic Coast at locations such as Weymouth, Burton Bradstock, West Bay, Charmouth and Lyme Regis.



Access to the property is via an unclassified road leading to a gravel drive opening onto a large area to the front and side of the property offering plentiful off-road parking for multiple vehicles. There are a variety of mature trees and shrubs offering seclusion and a pleasant approach. A front door opens onto a entrance porch with storage cupboard and a door to ground floor WC facilities including wash hand basin with storage beneath.

The dining area leads directly from the porch and offers a generous space for dining furniture. Doors lead to all other principle ground floor rooms and there are wooden glass paned doors and windows stretching the width of the room providing an abundance of natural light and access to the conservatory. Stairs lead to the first floor.

The reception room presents in neutral tones and offers a dual aspect further taking in the views. There is an open central fireplace with wood-burner, mantel surround and tiled hearth. French doors provide further access to the conservatory.

The conservatory is a real feature of this property taking in the beautiful views and giving direct access to the garden space. There is a ground floor study offering versatility and could be used as a further bedroom.





The kitchen is an excellent size with triple aspect and fitted with a range of wall and base units with worksurface over. There is a central Aga, space for a variety of white goods and double doors open onto a pantry. A further door takes you through to the utility room with further workspace and storage and doors leading to both the single garage and garden space.

The first floor landing space has two storage cupboards with one housing the hot water tank. Doors lead to three double bedrooms with all rooms benefitting fitted storage. Bedroom one offers a dual aspect and an ensuite bathroom with wash hand basin and WC. There is a main bathroom with wash hand basin and separate WC with sink.

Externally, there is a wrap around private garden, mainly laid to lawn with a variety of mature plants and trees. There are beautiful views to be enjoyed and patio areas directly from the conservatory and the utility. There is a single garage with electric supply.

There is 8.03 acres of permanent pastureland and approximately 0.44 acres of woodland. There are three paddocks and outbuildings include a stabling and tack room and a barn, both of timber frame and concrete floor. The land can be reached by both foot and vehicle via private entrances from Springfield House.





Askerswell, Dorchester, DT2

Approximate Area = 1964 sq ft / 182.4 sq m

Garage = 195 sq ft / 18.1 sq m

Total = 2159 sq ft / 200.5 sq m

For identification only - Not to scale

Agents Notes:

There are two public footpaths over the land.

Flood Risk:

Surface water – low risk.

Rivers and the sea – low risk.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Services:

Mains electricity, water and drainage are connected. Oil fired heating. Underfloor heating on the ground floor.

Local Authorities:

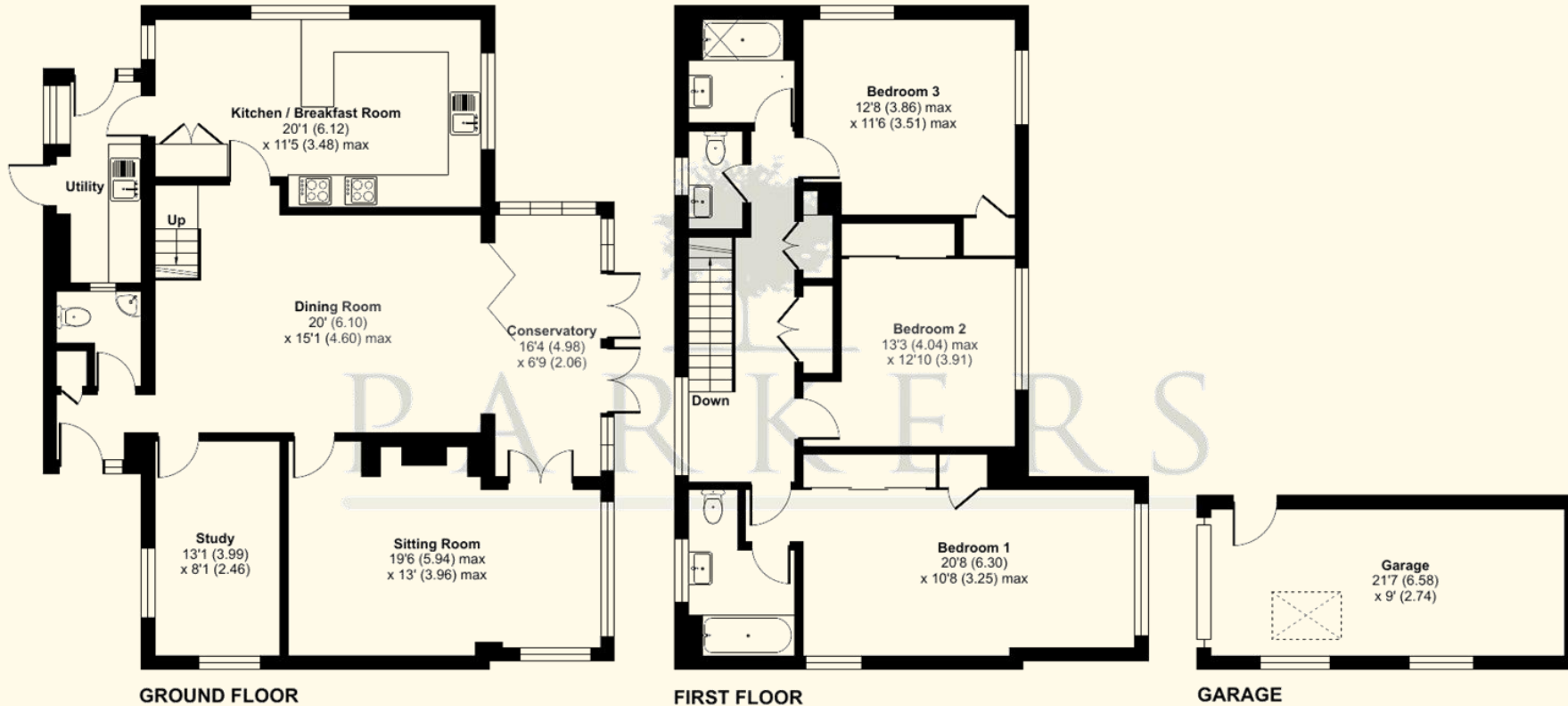
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Council Tax band G.

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). ©ntchecom 2024. Produced for Parkers Estate Agents. REF: 1125227