



Cawsand
Winterbourne Steepleton

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This detached family home, boasting lovely countryside views, set within an area of outstanding natural beauty and a good-size plot, is favourably situated in the village of Winterbourne Steepleton. Accommodation includes two reception rooms, a modern fitted kitchen, three bedrooms and bathroom. Furthermore, at the property, there is a garage with attached conservatory/workshop and hard standing driveway creating off-road parking for three/four cars, with potential to store a caravan/boat. EPC rating C.

Winterbourne Steepleton is a peaceful village known for its picturesque and quintessentially English countryside setting. It is surrounded by rolling hills, farmland and scenic landscapes that are characteristic of the Dorset region. The village provides ample opportunities for outdoor activities such as walking, hiking and exploring the natural beauty of the area and it is home to a number of thatched cottages and historic buildings adding to its charm and appeal.

The parish church dates back to the 12th century and is built in the typical English Gothic Style. It features a prominent bell tower and several interesting architectural details. The church serves as a focal point for the local community and holds regular services and events.



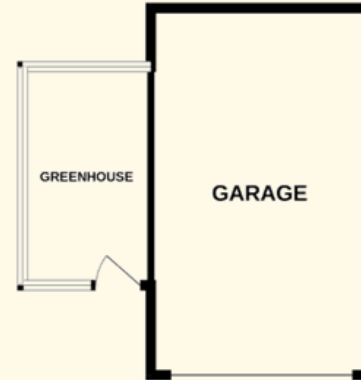
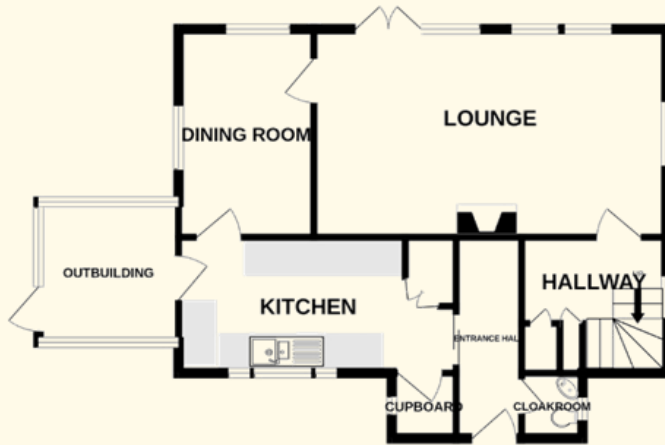
A gated driveway leads to the front of the property, with surrounding wrap around garden and an entrance door taking you through to the property's hallway. From there, access is gained to the majority of ground floor rooms, including the ground floor WC. The understairs storage cupboard houses the washing machine and tumble dryer (which will be staying). The lounge features a dual aspect, generous dimensions and a central fireplace with coal-affect gas fire, surround and mantle. A set of French doors open onto the rear area of the garden. Leading through to the dining room, with outlook onto the rear and side garden and door giving direct access to the kitchen. The kitchen is fitted with a range of wall and base level units with worksurfaces over and space allocated for appliances. There is a built-in extractor hood and two larder cupboards.

All three bedrooms benefit from fitted wardrobes and uninterrupted views of the surrounding countryside. Both bedrooms one and two are double in size. The family bathroom is furnished with a suite consisting a panel enclosed bath with shower attachment and shower screen, WC and wash hand basin.

Externally, the home offers a surrounding lawned garden, enjoying a southerly facing aspect, flower bed borders and various trees. There are stunning views of the rolling hills beyond. Additionally, the property has a shed, poly-tunnel, single garage with attached workshop/conservatory and driveway providing ample off-road parking.



GROUND FLOOR
952 sq.ft. (88.5 sq.m.) approx.



CAWSAND

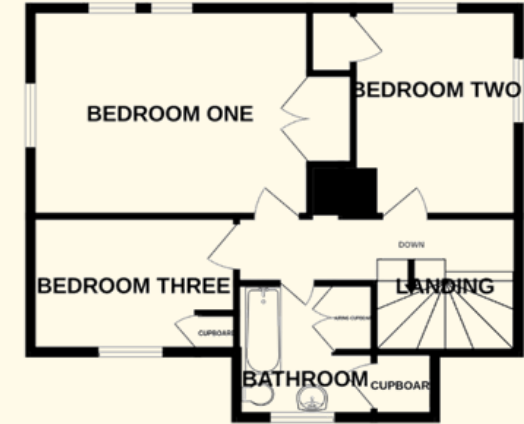
TOTAL FLOOR AREA : 1505 sq.ft. (139.8 sq.m.) approx.

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:

Kitchen:	14'07" x 7'06"	4.45m x 2.29m
Lounge:	19'07" x 11'07"	5.97m x 3.53m
Dining Room:	11'07" x 7'07"	3.53m x 2.31m
Bedroom One:	15'08" x 11'07"	4.78m x 3.53m
Bedroom Two:	11'06" x 9'03"	3.51m x 2.82m (max)
Bedroom Three:	11'07" x 9'06"	3.53m x 2.90m
Bathroom	7'07" x 7'06"	2.31m x 2.29m (max)
Garage:	20'06" x 12'02"	6.25m x 3.71m
Greenhouse:	12'02" x 7'02"	3.71m x 2.18m
Outbuilding:	7'10" x 7'10"	2.39m x 2.39m

1ST FLOOR
553 sq.ft. (51.3 sq.m.) approx.



Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is D.

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.

Agents Notes:

Please note the property is timber framed with Grono Cladding.

Services:

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