



Wrackle Close  
Stratton





This lovely detached, family home, in an area of outstanding natural beauty is situated in a village location and within a quiet cul-de-sac. The property offers favourable accommodation including a dual aspect sitting room, kitchen, conservatory, three bedrooms, modern shower room and ground floor WC. Externally, there is a low-maintenance garden enjoying a southerly facing aspect and double garage with parking to the front. EPC rating D.

Stratton is a small village approximately 3 miles north west of the historic County Town of Dorchester. The village benefits from a local pub, The Saxon Arms, a village hall and large village green. There is a strong sense of community in the village with a number of active clubs and societies. The village itself is close to open countryside and offers numerous walks. Nearby 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 including a cinema, County Museum, leisure centre, Borough Gardens and a choice of many excellent public houses and restaurants. The town has two main employers, namely the Dorset County Hospital and the Dorset County Council. There are major train links to London Waterloo and Bristol Temple Meads and regular bus routes to adjoining towns.



A wooden door takes you through to the property's hallway with access offered to the majority of ground floor rooms, including the ground floor WC.

The sitting/dining room features good-size dimensions with space for both living and dining furniture and a set of French doors give access to the conservatory. There is also an under-stair cupboard located in the room.

The kitchen is fitted with a range of wall and base level units with worksurfaces over, tiled splashback and tile-effect flooring throughout. There is a 1½ bowl sink and drainer, integral electric oven and four-ring gas hob with extractor hood over. A single door offers additional access to the conservatory.

The conservatory has tiled flooring throughout and adds further living accommodation to the property whilst taking full advantage of the outlook onto the sunny rear garden. French doors provide direct access to the garden.

A set of stairs rise to the first floor where the bedrooms and family shower room are situated.

All three bedrooms benefit from either a front or rear aspect window and bedrooms one and two further benefit from fitted storage. The third bedroom is currently utilised as a home office.

The modern shower room is furnished with a suite consisting of a double walk-in shower cubicle, WC and wash hand basin. The room is completed with a part-tiled wall to the rear.

Externally, the property has a beautiful garden to the rear, with southerly facing aspect and looks out onto an attractive stream and meadow. There is also a double garage with plentiful fitted shelving and parking to the front. A side aspect provides access to the rear.



**Room Dimensions:**

Sitting/Dining Room	5.11m x 4.83m (16'09" x 15'10") max
Kitchen	2.84m x 2.31m (9'04" x 7'07")
Conservatory	6.71m x 2.79m (22'00" x 9'02") max
Bedroom One	3.99m x 2.69m (13'01" x 8'10") max
Bedroom Two	2.90m x 2.84m (9'06" x 9'04")
Bedroom Three	3.00m x 2.01m (9'10" x 6'07")
Shower Room	1.85m x 1.80m (6'01" x 5'11")

**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ  
Tel: 01305 211970  
Council tax band D.

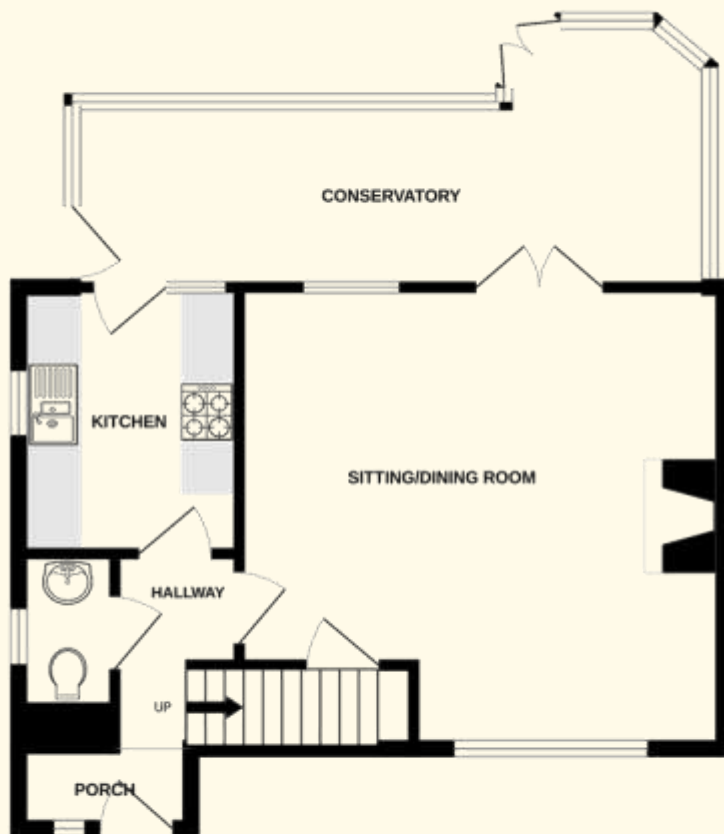
**Services:**

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

**Flood Risk:**

Surface water - high risk.  
Rivers and the sea - low risk.  
<https://check-long-term-flood-risk.service.gov.uk/risk#>

**GROUND FLOOR**  
545 sq.ft. (50.7 sq.m.) approx.



**1ST FLOOR**  
378 sq.ft. (35.1 sq.m.) approx.



WRACKLE CLOSE

TOTAL FLOOR AREA : 923 sq.ft. (85.8 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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