



Buckbury Mews
Dorchester



This well-presented, family home is favourably situated within Thomas Hardy gardens, Dorchester and offers good-size accommodation including two reception rooms, kitchen with separate utility room, conservatory, four bedrooms, modern shower room and Jack and Jill family bathroom and ground floor WC. In addition, the home has a low-maintenance rear garden, with southerly facing aspect, one allocated parking space and single garage. EPC rating C.

The county town of Dorchester is steeped in history and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.



A wooden door takes you through to the spacious hallway, with wood-effect flooring flowing throughout. Access to all ground floor rooms is offered, including the ground floor WC. There is also an under-stair storage cupboard located in the hall.

The kitchen is fitted with a range of wall and base level units with worksurfaces over and tiled splash back. There is an integral four-ring gas hob and double electric oven and space is allocated for additional appliances. The room is complete with tiled flooring. A separate utility room offers further worksurface, space for appliances and a sink and drainer. A glazed door leads through to the conservatory.

Adding further living accommodation to the property, the conservatory is accompanied with under-floor heating and good-size dimensions. Sliding doors open out directly onto the garden.

Also located on the ground floor is the dining room and bedroom four/study. Both rooms offer versatility and are situated to the front of the property, with a front aspect window allowing plentiful natural light to enter the rooms.

A set of stairs rise from the hallway, to the first floor where the sitting room, second bedroom and shower room are situated. The sitting room is spacious in size and features a front aspect and central fireplace with surround and mantle.

Bedroom two is double in size and appointed with a fitted wardrobe.

The shower room is furnished with a suite comprising a walk-in shower with waterfall shower head over, wash hand basin, WC and heated towel rail. The room is finished with wood-effect flooring and part-tiled walls.

The style and presentation continues to the second floor where the remaining bedrooms and family bathroom are situated.

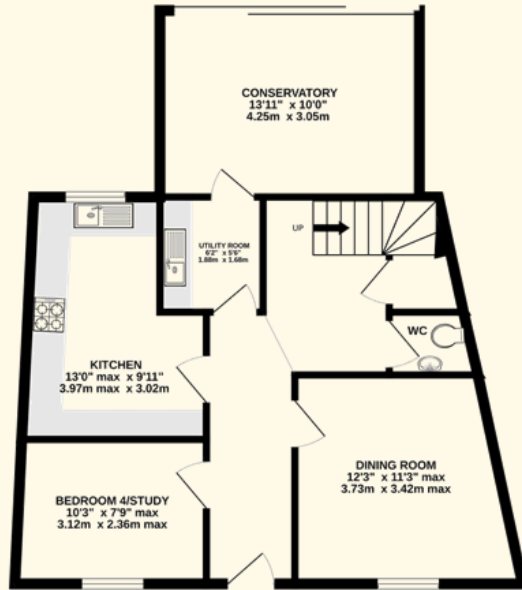
Both bedrooms are double in size and bedroom one further benefits from ample fitted wardrobe space and access to the bathroom.

The Jack and Jill family bathroom is tastefully fitted with a free-standing bath, WC and wash hand basin.

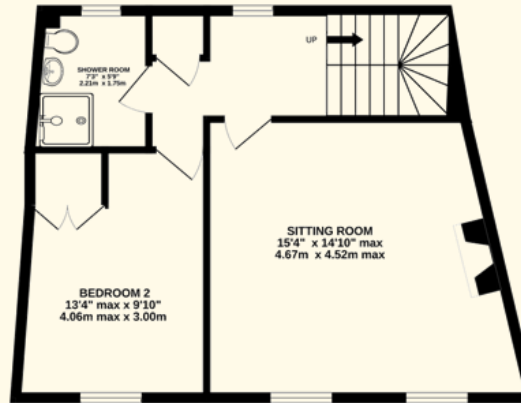
Externally, there is a rear garden, enjoying a southerly facing aspect, predominantly laid to lawn and patio. To the rear of the garden, is a pedestrian gate. The home also offers an allocated parking space and single garage with light and power.



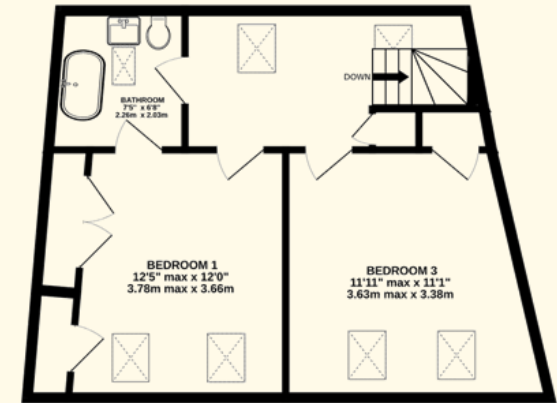
GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



2ND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1660 sq.ft. (154.3 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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Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band E.

Flood Risk:

Surface water – low risk.

Rivers and the sea – low risk.

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

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