



Vincita Cottage
Godmanstone





This beautifully presented, detached modern cottage is situated in the village of Godmanstone and within an area of outstanding natural beauty. Accommodation comprises a lovely open-plan kitchen and large living space, three double bedrooms with an en-suite shower room to the main bedroom, family bathroom and ground floor WC. Externally, the property enjoys an enclosed rear garden with westerly facing aspect and driveway to the front of the home providing off-road parking. EPC rating C.

Vincita Cottage is situated in the small village of Godmanstone, West Dorset, an AONB. The village has an organic farm shop, café and the surrounding area provides a number of footpath walks incorporating Godmanstone and nearby villages such as Cerne Abbas, Piddle Valley and Sydling St Nicholas.

The nearby county town of 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. Two cinemas, several museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. The catchment schools are highly rated and very popular with those in and around the Dorchester area. Doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns.



A wooden entrance door takes you through to the hallway with access offered to the open-plan living space and ground floor WC.

Wood-effect flooring continues from the hall and into the open-plan living space. The kitchen area is fitted with a range of 'shaker' style wall and base level units with Quartz worksurfaces and upstand over. Integral appliances include a washing machine and dishwasher. There is also a free-standing rangemaster oven with five-ring gas hob and extractor hood over. A cosy office area is situated to the front of the room, with a front aspect and Velux window. The living space runs the full width of the property, with space for both living and dining furniture. Part of the space extends to the front of the property, creating a 'snug' area with attractive wood burner. Bi-fold doors provide direct access onto an area of patio.

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



All three bedrooms are double in size with bedroom one further benefitting from a dressing room area and tastefully fitted en-suite. The suite comprises a shower cubicle, WC, wash hand basin and is complete with Victorian style square tile flooring.

Victorian style square tile flooring continues in the family bathroom and the room is furnished with a free-standing, roll-top bath tub with mixer tap, WC and wash hand basin.

Externally, to the rear there is a tiered enclosed garden which enjoys both a lawn and patio area and receives a sunny aspect. The area of patio abuts the property, making an ideal space to place outdoor living furniture and features the external fireplace with chimney. There is a summer house and a further few steps lead to the additional raised area, with built-in BBQ and work surface. To the front, there is a driveway offering off-road parking for several cars.





Flood Risk:

Surface water - very low risk.

Rivers and the sea - Very low risk.

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



Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is E.

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.

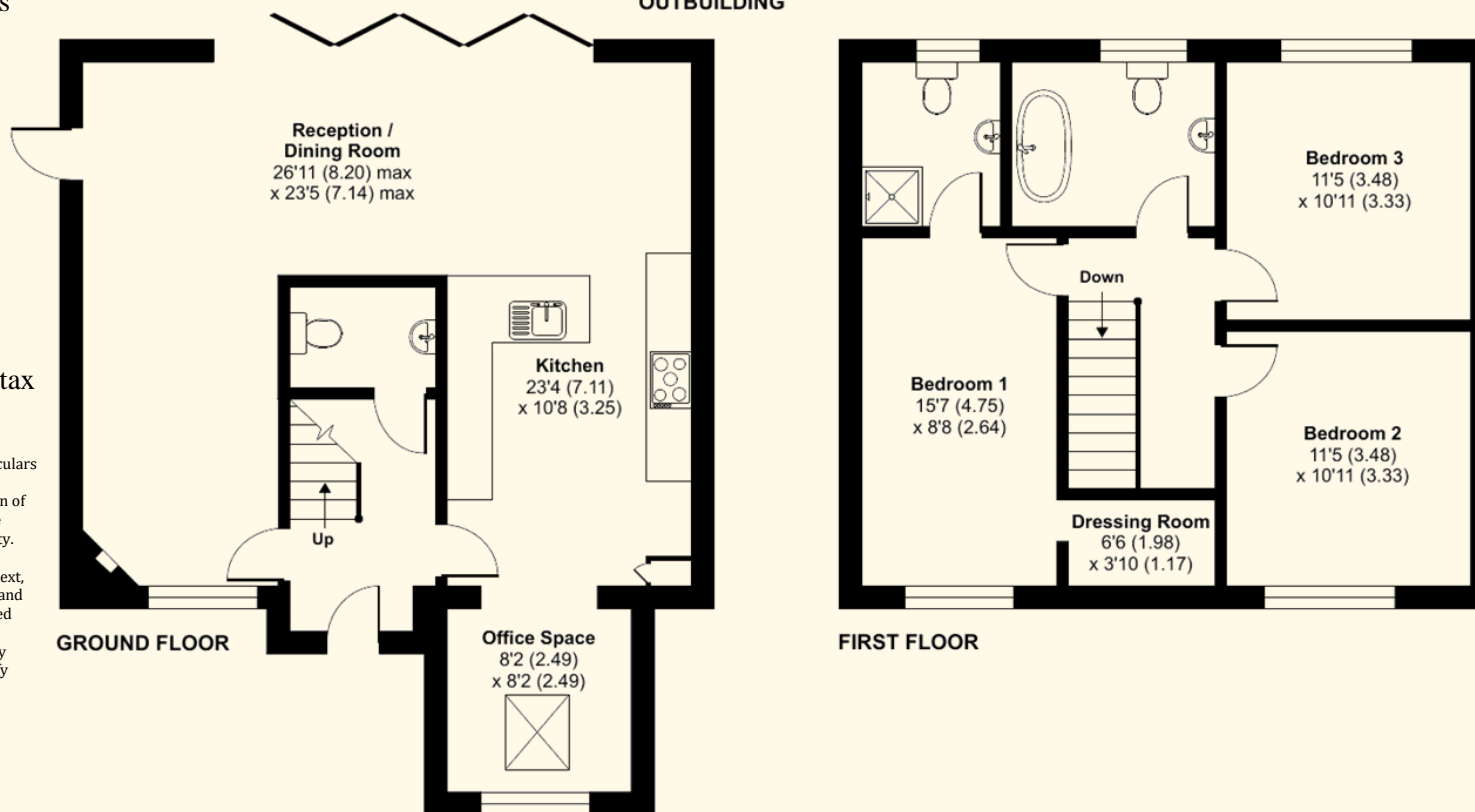
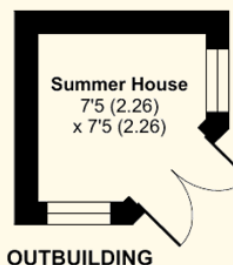
Vincita Cottage, Godmanstone, Dorchester, DT2

Approximate Area = 1349 sq ft / 125.3 sq m

Outbuilding = 50 sq ft / 4.7 sq m

Total = 1399 sq ft / 130 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2024. Produced for Parkers Estate Agents. REF: 1154405