



Keepers Cottage
Frampton





Keepers Cottage is a beautifully presented family home located in a designated conservation area and within the highly desirable village of Frampton. It also includes a self-contained two-bedroom detached house comprising of an open-plan kitchen diner, two double bedrooms and a bathroom currently used as a holiday let. We are advised this is used during the summer months and provides an annual income of £15,000. The main property offers versatile and generous accommodation and boasts an abundance of characterful features including wooden beams throughout the ground floor. The original center of the property is 17th century with additional updates to the property in the 19th and 20th century. The property opens on to a spacious entrance hall with front aspect bay windows and French doors leading to the garden and inner lobby and onto further accommodation including sitting room, dining room, kitchen/dining room and ground floor WC with hand basin. The first floor is home to two double bedrooms and family bathroom. EPC rating E.

The property is located in the village of Frampton, which lies within an area of Outstanding Natural Beauty, yet is only 6 miles north-west of Dorchester, the County Town of Dorset, which offers a vast range of amenities, the Country hospital and train links to London and Bristol. The village itself has an active village hall, a church and a garage and the nearby village of Maiden Newton has a wider range of facilities including various shops, a public house, a Doctors surgery, train station and a first School. The surrounding area boasts a plethora of countryside walks and bridle paths.



A good-size entrance hall providing the ideal space to decant and store outdoor footwear and clothing.

The property offers a lovely fitted kitchen/breakfast room finished with tiled flooring and integral Range cooker with induction hob and extractor hood. There is a separate utility room. Doors from the kitchen lead to the garden and dining room.

The dining room benefits from rear aspect view onto the garden allowing for ample light. The room is finished impressively with the original exposed beams and chimney breast. An archway returns back to the sitting room.

The original beams remain in the generous sitting room which benefits brilliantly from triple aspect views and French doors leading to the lower garden. There holds an impressive stone fireplace housing a multi-fuel burner.

Stairs rise to the first floor where you find the two double bedrooms and family bathroom. The master bedroom is located at the rear of the property with a beautiful marble fireplace and doorway leading to a walk-in dressing room. The second bedroom allows ample storage with a fitted wardrobe and stunning views over the surrounding countryside. The property benefits from a generous fully boarded loft space accessible through a large hatch on the landing.

The modern family bathroom includes a stylish rolltop bath with large walk-in shower and hand basin. The room is finished with tiled flooring and part tiled walls with separate WC.

The impressive terraced garden has a range of seating areas to enjoy the surrounding views. There is an area of lawned garden with summerhouse/bar. The land benefits from two greenhouses. The lower garden is part lawned/part shingled with an additional seating area. There are three off-road parking spaces.



Dorchester Road, Frampton, Dorchester, DT2

Approximate Area = 1611 sq ft / 149.6 sq m

Outbuilding = 108 sq ft / 10 sq m

Total = 1719 sq ft / 159.6 sq m

For identification only - Not to scale

Services:

Mains electric, water and drainage are connected. Oil fired heating.

Local Authorities:

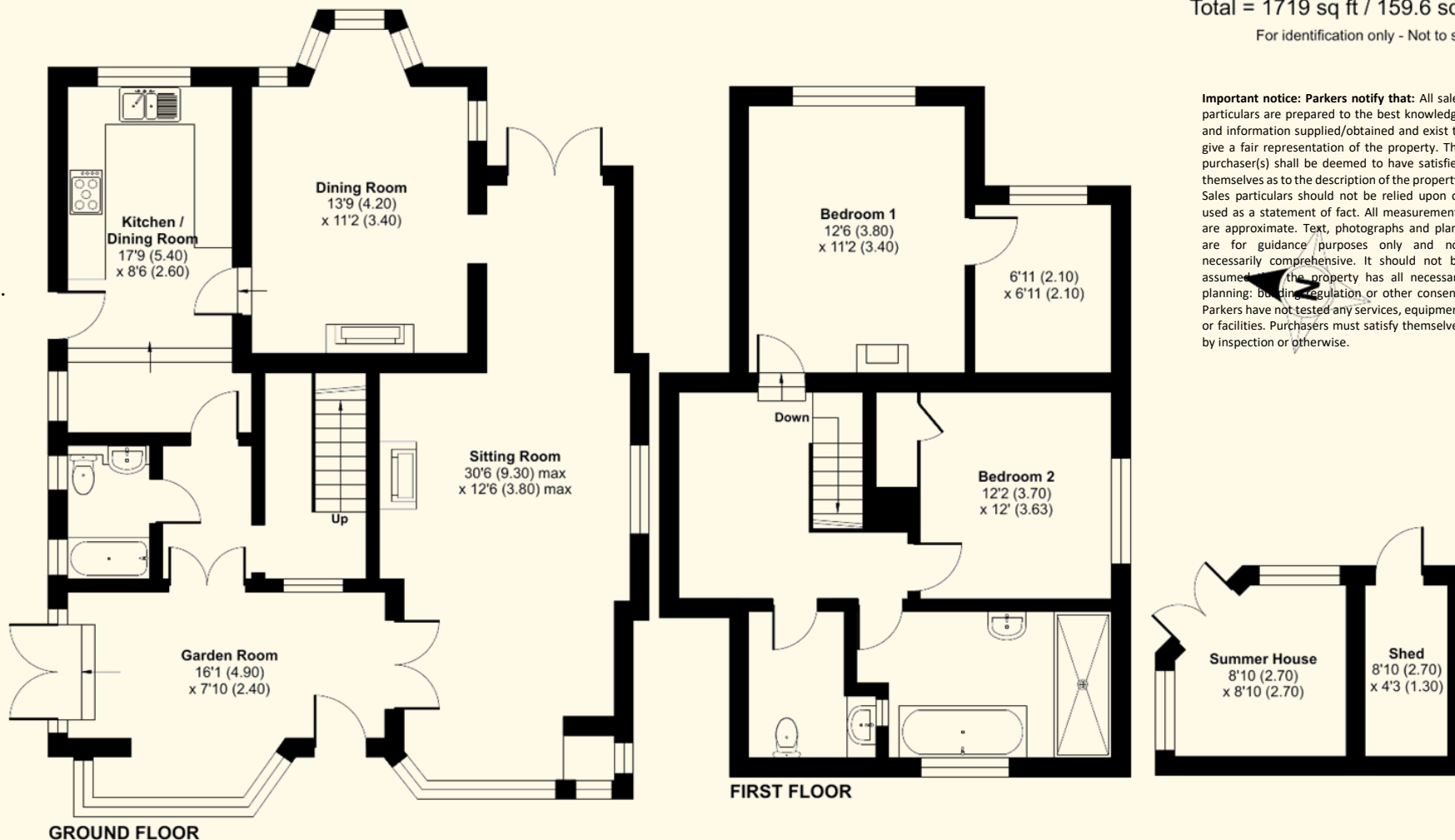
Dorset Council
County Hall
Colliton Park Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band for the main house is E.

Flood Risk:

Surface Water – Medium Risk
Rivers and the Sea – Medium Risk



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). ©nlcheom 2024. Produced for Parkers Estate Agents. REF: 1160971