



Acacia
Bradford Peverell





This detached family home is situated in the favourable area of Bradford Peverell and has been modernised throughout with spacious and versatile accommodation including a one-bedroom annexe. The main houses comprises three reception rooms, kitchen/breakfast room, five bedrooms a family bathroom, shower room and en-suite shower facilities to bedroom one. Externally, the property enjoys an attractive, enclosed garden, ample parking for 7/8 cars and a carport. EPC rating for the main house is E and for the annexe is D. EPC rating D.

Acacia is situated within the charming village of Bradford Peverell, located by the south bank of the River Frome amongst the chalk hills of the Dorset Downs, mainly a conservation area and designated as an area of Outstanding Natural Beauty. Bradford Peverell offers a number of amenities including a church, village hall, two recreation fields, and regular activities including bell ringing, plant sales, coffee mornings, portrait group and an annual village fete. Nearby Dorchester has many interesting shops, specialist retailers and family businesses.



The main reception room features a lovely dual aspect with attractive wood burner and bi-fold doors leading to the side patio. A second reception room offers versatility to this home and is currently set up as a further sitting room. Rear access sliding doors give access to the rear aspect patio and down to the terrace. The generous dining room is a stylish room with plentiful space for dining furniture. Also located on the ground floor is bedroom five, a double bedroom and modern shower room.

The kitchen/breakfast room is fitted with a comprehensive range of wall and base level units with granite worksurfaces over and tiled flooring. Integral appliances include a four-ring induction Miele hob with extractor hood above, double oven, microwave and freezer. Space is allocated for further appliances. There is also a central island with circular sink. The room has been partly extended to the rear to create a seating area with laminate flooring and bi-fold doors providing direct access on to a terrace area.

Located on the first floor is the family bathroom and four further bedrooms, all double in size and two benefitting from fitted storage. The family bathroom has been tastefully fitted with a suite comprising a shower cubicle, free-standing bath, WC and wash hand basin.

The annexe comprises of a ground floor kitchen/reception room and one bedroom with an en-suite shower room located on the first floor.

Furthermore, the property has a wonderful, sizeable enclosed garden, majority being laid to lawn with various mature trees and shrubs. There is a large paved patio area providing the perfect space for socialising and to place outdoor living furniture. An additional patio area overlooks the garden and surrounding side. Beneath the property there is a workshop, bar, gym and store extending the full width of the property. To the front, there is ample off-road parking and two electric car chargers and two lockable sheds adjacent to the carport.



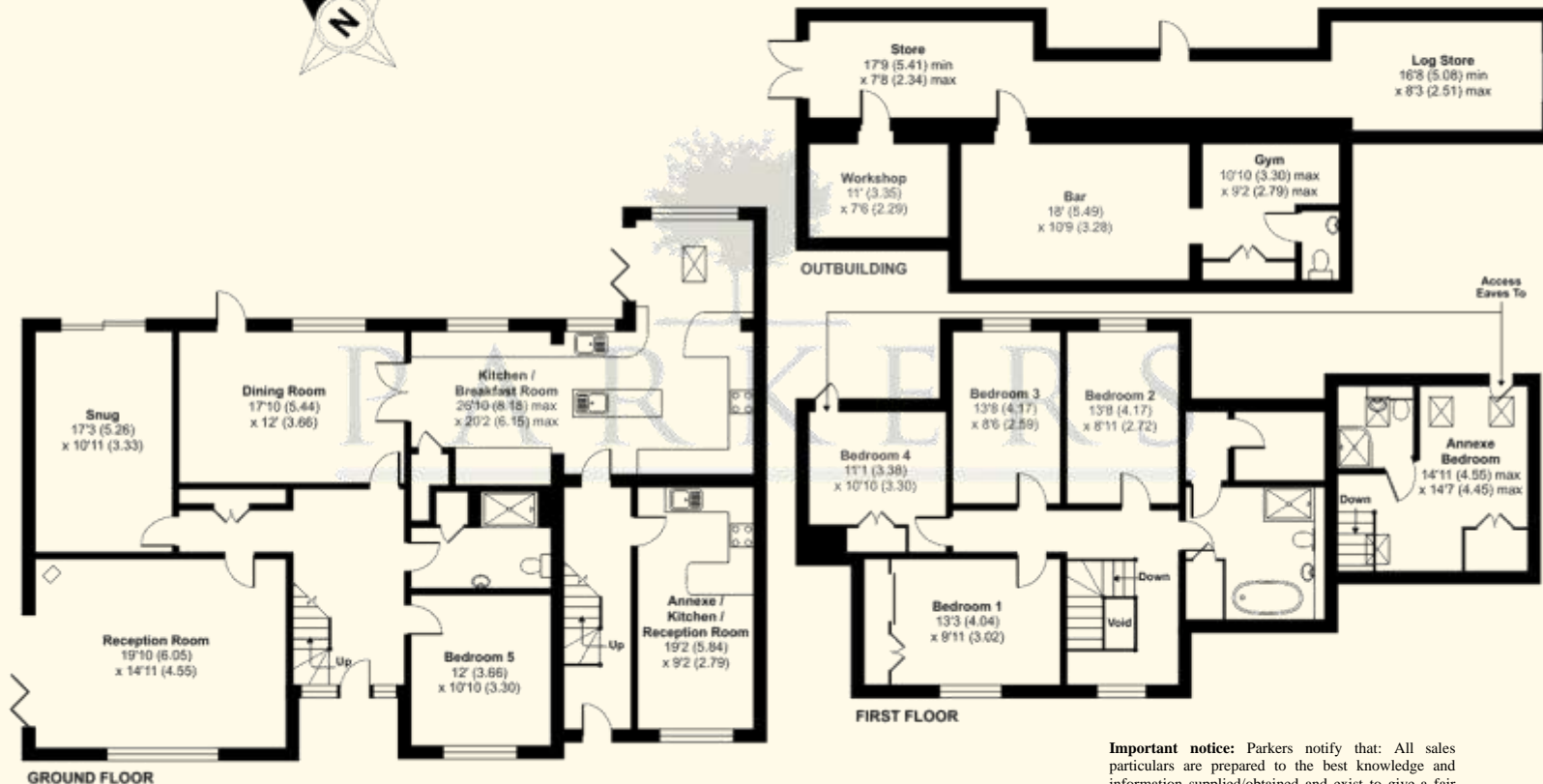
Bradford Peverell, Dorchester, DT2

Approximate Area = 2998 sq ft / 278.5 sq m (Includes Annexe & excludes void)

Outbuilding = 882 sq ft / 81.9 sq m

Total = 3880 sq ft / 360.4 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). ©ndcocom 2024. Produced for Parkers Estate Agents. REP: 1162977

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 there is a 50% contribution towards the cost of maintaining the shared driveway.

Please note there is a right of way over the shared driveway to and from the property.

Flood Risk:

Surface water – very low.

Rivers and the sea – very low.

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

Services:

Main house - Mains electricity and water are connected. Oil fired central heating. Septic tank.

Annexe – Electric fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised the Council Tax band F covers the whole dwelling.