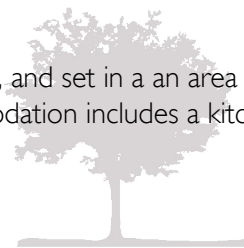




## Copyhold Lane, Winterbourne Abbas

£185,000

A spacious, first floor, one bed apartment, located with an Edwardian building, and set in an area of outstanding natural beauty and within a characterful building with communal gardens and exclusive right to use an allocated parking space. Further accommodation includes a kitchen, sitting room and bathroom. EPC rating D.



## Situation

Whitefriars is situated within the delightful village of Winterbourne Abbas, five miles west of the historic county town of Dorchester. The village boasts a parish church, a garage, a first school and what is probably Dorset's best example of a standing stone circle, known as "Nine Stones" and there are beautiful countryside walks on the doorstep of the property. The nearby 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 and public houses. 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.

## Accommodation

### Entrance to Whitefriars

Entrance to the building is gained via a spacious hallway that houses a curved staircase to the first floor.

### Entrance to Apartment 2

Entrance to the apartment is gained via a wooden door to the hallway with access to all principle accommodation and a storage cupboard.

### Sitting Room

There is a spacious sitting room allowing ample space for both dining and lounge furniture. The room offers a front aspect window and characterful coving, picture rail and deep skirting boards.

### Kitchen

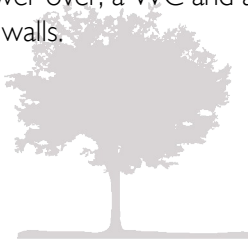
The kitchen offers a dual aspect allowing plentiful natural light to the room and oak wooden flooring. There are storage and work surfaces fitted with a circular sink with mixer tap. Integrated appliances include a gas hob and electric oven.

### Bedroom

The bedroom offers generous dimensions with a front aspect window. The room further offers character coving, picture rail and deep skirting.

### Bathroom

The bathroom is fitted with a suite comprising of a panel enclosed bath with shower over, a WC and a wash hand basin with vanity unit beneath. The room is finished with a wood effect floor and part tiled walls.



### Agents Notes

Lease length - 125 years from 1 January 2003.

There is an annual service charge of £1,353.30.

Please note the property is set within a conservation area.

### Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

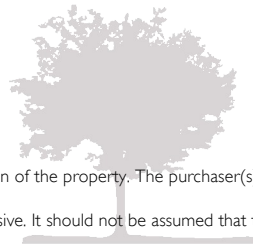
We are advised that the council tax band is B.

### Services

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

### Viewings

Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860



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.



## GROUND FLOOR 627 sq.ft. (58.2 sq.m.) approx.

