



The Lilacs
Godmanstone

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Sit on the doorstep of a conservation area and within an area of outstanding natural beauty this detached and elevated property enjoys lovely views of the countryside with accommodation including two reception rooms, kitchen/diner and separate utility room, two double bedrooms, bathroom and shower room. Externally, the home enjoys a fully enclosed sizeable rear garden, measuring approximately half an acre and driveway to the front offering ample off-road parking. EPC rating E.

The Lilacs 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.



An entrance door takes you through to the property's hallway with access offered to the sitting room and kitchen/diner.

The sitting room is a spacious room featuring a fireplace with surround and mantle and direct access is given to the garden via a set of French doors.

The kitchen/diner has been tastefully fitted with a range of base level units with solid wooden worksurfaces over. There is a free-standing Range cooker and both a breakfast bar seating area and large dining area. A separate utility room provides a further sink, storage, integral washing machine and space is allocated for further appliances. Access is also given to the WC, former garage/reception room and the rear garden.

On the first floor, there are two bedrooms, both double in size with uninterrupted views of the valley, family bathroom and shower room.

The bathroom is furnished with a modern suite comprising an enclosed bath, WC and wash hand basin. The room is complete with part-panelled and tiled walls.

The shower room is fitted with a corner shower cubicle, WC and wash hand basin with vanity storage below.

Externally, there is an impressive, landscaped rear garden spread across approximately half an acre. The garden has been designed to create several different areas in the garden, including multiple seating spaces. The first space in the garden is a large patio area with railway sleepers and raised flower beds. From there, you are taken to a spacious area of lawn and shingle where there is a pond, vegetable patch, mature trees and shrubs and a selection of fruit trees including Apple, Pear, Plum, Cherry, Grape and more. There are also two log stores to the side of the house and a large shed. To the front of the home, there is ample off-road parking.

Agents Notes:

Please note there is a right of way over the neighbour's land to access the property.

There is also a right of way over a neighbours drive to access The Lilacs garden from the side.

Services:

Mains electricity, water and drainage are connected. LPG 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.

Flood Risk:

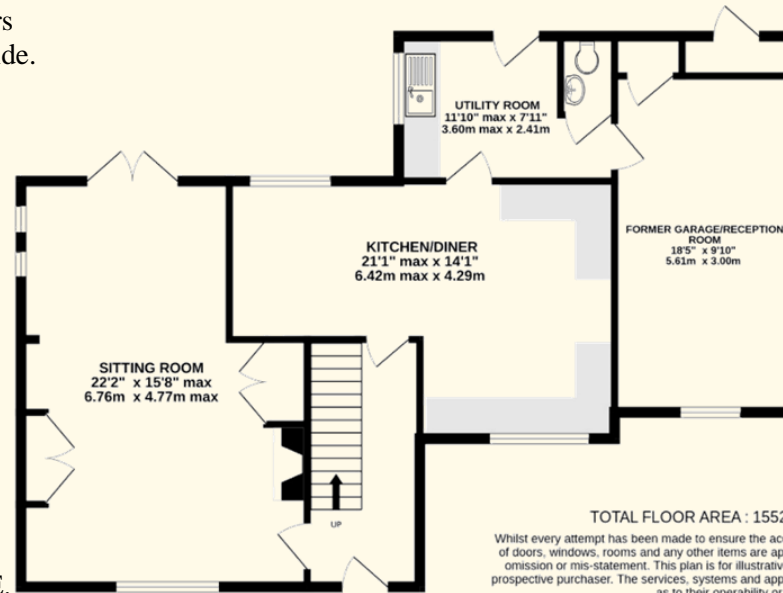
Surface water - Very low risk of flooding.

Rivers and the sea - Very low risk of flooding.

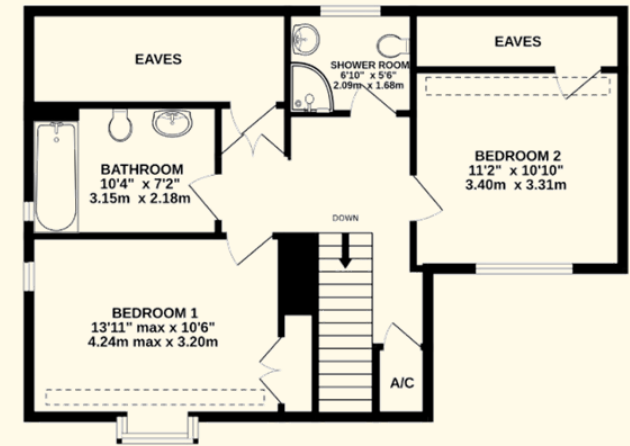
<https://check-long-term-flood-risk.service.gov.uk/risk#>

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.

GROUND FLOOR
924 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1552 sq.ft. (144.2 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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