



Penn Hill View
Stratton



This charming, thatched cottage is nestled in a peaceful and rural setting and within the highly desirable village of Stratton. Well-presented throughout, the accommodation includes three good-sized bedrooms, a welcoming living room, spacious kitchen/diner, family bathroom, and a bright and airy conservatory. Outside, the property features an enclosed garden with gated rear access leading to a single garage. EPC rating D.

Stratton is a small village approximately 3 miles north west of the historic County Town of Dorchester. The village benefits from a local pub, The Saxon Arms, a village hall and large village green. There is a strong sense of community in the village with a number of active clubs and societies. The village itself is close to open countryside and offers numerous walks. Nearby 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 including a cinema, County Museum, leisure centre, Borough Gardens and a choice of many excellent public houses and restaurants. The town has two main employers, namely the Dorset County Hospital and the Dorset County Council.



Enter the property into a hallway providing access to the living room, downstairs WC and the kitchen diner.

The living room benefits from a coal effect gas fire and front aspect double glazed windows. The room is finished with wooden flooring which continues into the hallway.

The generous sized kitchen/diner has the advantage of an integral NEFF dishwasher, fridge, freezer, NEFF oven with Bosch four ring hob, 1½ bowl sink with mixer tap and drainer. The room is complete with tiled flooring and part tiled splashback.

Stairs rise to the first floor where all three bedrooms and the family bathroom can be located.

The principal bedroom offers a rear aspect view of the garden and has the advantage of ample storage space with fitted wardrobes.



The remaining bedrooms are front aspect, with the third bedroom including a fitted storage cupboard.

The bathroom is tastefully fitted with a low-level WC, a pedestal wash basin, and a panel enclosed bath with shower. The room is finished with fully tiled flooring and tiled walls.

The property is completed by a delightful rear garden with a section of patio with steps rising to a lawned and raised decked area. A variety of mature plants and shrubs add to the pretty outlook.

There is a single garage at the rear with a dedicated parking space in front.

Flood Risk:

Surface water - Low Risk

Rivers and Sea - Very Low Risk

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

Services:

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

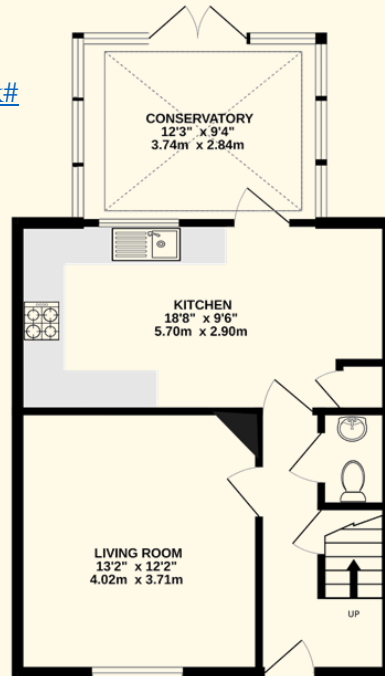
Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

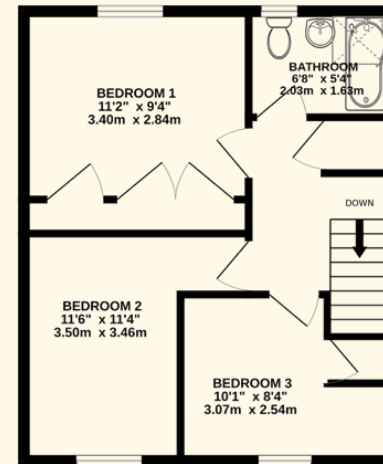
Tel: 01305 211970

We are advised that the council tax band is D.

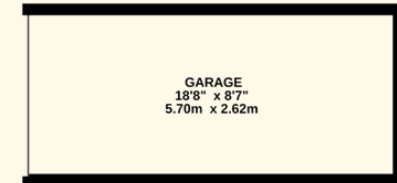
GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



GARAGE
161 sq.ft. (14.9 sq.m.) approx.



TOTAL FLOOR AREA : 1123 sq.ft. (104.3 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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