



Back Lane
Frome Vauchurch



PARKERS
PROPERTY CONSULTANTS & VALUERS



Set within an area of Outstanding Natural Beauty, this four-bedroom detached home, in need of some modernisation, is set within a good size plot. The home boasts accommodation including reception hall, sitting room, dining room, shower room and kitchen/breakfast room on the ground floor. The first-floor houses four bedrooms and an en-suite shower room. Externally there is a generous front and rear garden with side plot and there is a single garage with off road parking for two cars. EPC rating E.

Frome Vauchurch is a small village surrounded by scenic countryside and farmland and the area is known for its peaceful environment, historic architecture, and traditional English village charm. Like many villages in the region, Frome Vauchurch has a long history, and remnants of its past, such as ancient buildings and rural landmarks, contribute to its character. The nearby, larger village of Maiden Newton offers a number amenities including public houses, restaurant, café, general store and newsagent. The county town of Dorchester offers further shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. Dorset County Hospital are close by and there are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages. Regular bus routes operate 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.



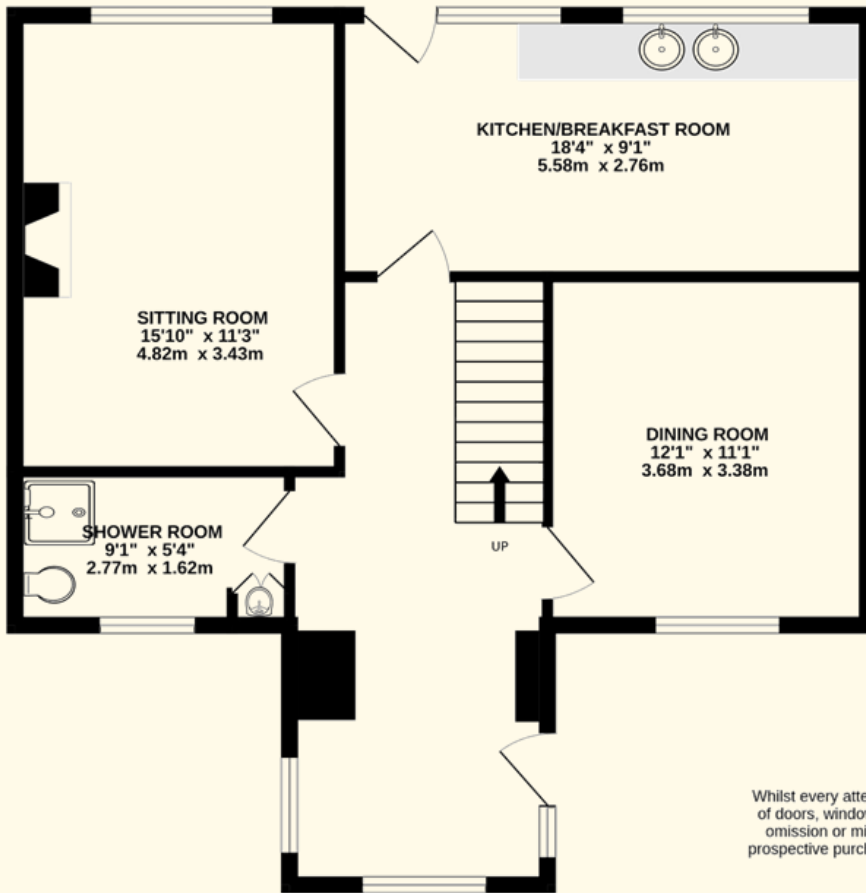
Entrance to the property is via a UPVC door opening onto a generous hall providing ample space to decant outdoor wear, storage and an occasional chair. The hall offers stairs to the first floor with further storage space beneath and rooms to all ground floor rooms.

The rear aspect sitting room is a good-size room offering a large window to enjoy the stunning views. There is a central log burning stove. The dining room is a further good size room offering versatility to the accommodation. The ground floor shower room is furnished with a shower cubicle, WC and wash hand basin with storage beneath. To the rear of the property is a kitchen/breakfast room overlooking the rear garden space and enjoying the views of surrounding countryside.

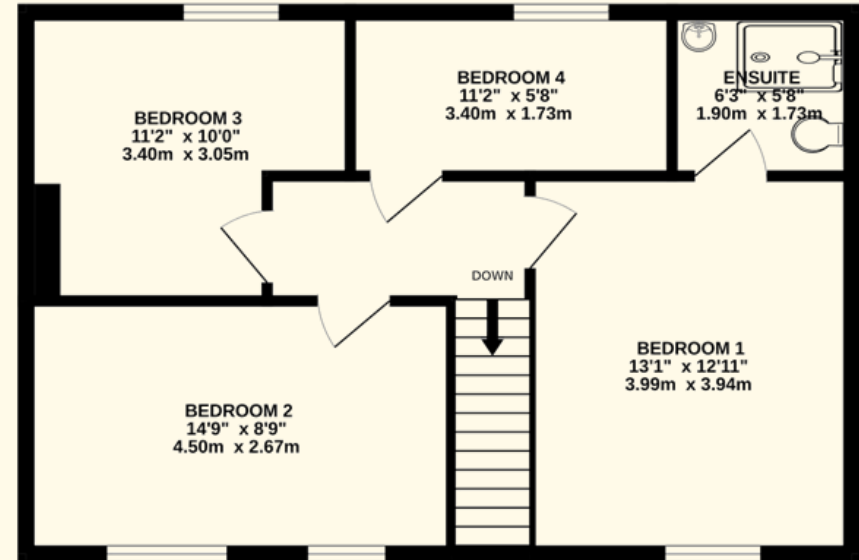
The first floor houses all four bedrooms with en-suite facilities to bedroom one.

There is a substantial plot at the property with good size front garden stretching round the side and opening up on to a large rear garden with far-reaching countryside views. Furthermore, there is a single garage and off-road parking.

GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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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Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970.

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.

Services:
Mains electricity, drainage and water are connected.
Oil fired central heating.

Council Tax Band D.