



Alder House
Winterbourne Steepleton



Offered for sale, this impressive three double bedroom detached family home located within an area of outstanding natural beauty, in the desirable village of Winterbourne Steepleton. Further accommodation comprises a kitchen/diner, living room, utility, downstairs WC, family bathroom and ensuite to the principal bedroom. Externally, there is an enclosed landscaped rear garden with stunning views, single garage and a driveway offering ample off-road parking. EPC rating C.

Winterbourne Steepleton is a peaceful village known for its picturesque and quintessentially English countryside setting. It is surrounded by rolling hills, farmland and scenic landscapes that are characteristic of the Dorset region. The village provides ample opportunities for outdoor activities such as walking, hiking and exploring the natural beauty of the area and it is home to a number of thatched cottages and historic buildings adding to its charm and appeal. The parish church dates back to the 12th century and is built in the typical English Gothic Style. It features a prominent bell tower and several interesting architectural details. The church serves as a focal point for the local community and holds regular services and events.



Enter the property into the hallway offering access to the living room, kitchen/diner, ground floor WC and utility.

The living room has the advantage of dual aspect with a characterful open fireplace. There are French doors leading to a paved patio area at the rear.

The property boasts a wonderful open-plan kitchen/diner/family room. Dual aspect provides the room with ample light. There are a range of wall and base units with roll top work surfaces over. Integral units include a dishwasher, fridge, 1½ bowl sink and drainer, oven with six ring hob and wine fridge. There is a separate utility room.

There is a useful ground floor WC with hand basin.



Ascend the stairs to the first floor where the three double bedrooms and family bathroom are situated.

The impressive principal bedroom has front aspect and impressive vaulted ceilings. The room is benefitted by an ensuite double shower room with WC and hand basin.

The family bathroom has part tiled walls and floor with a suite consisting of a WC, wash basin and panel enclosed bath with an electric shower overhead. The room is afforded by inbuilt storage cupboards.

Externally, there is a paved patio area leading up to the landscaped, terraced garden. There are various seating areas and a raised decked space at the top of the garden providing impressive views of the surrounding countryside. There is a garage with power and lighting and driveway offering plenty of off-road parking.



Agents Notes:

We are advised the property is subject to a Tree Preservation Order.

We are advised there is a shared driveway with unrestricted access to the garage.

Flood Risk:

Surface water – Low Risk

Rivers and the 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.

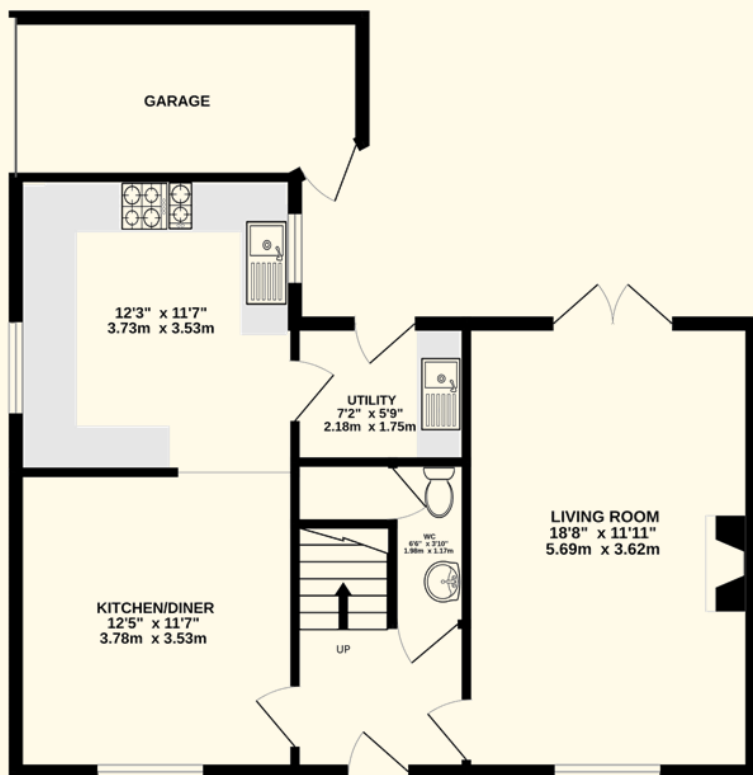
Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

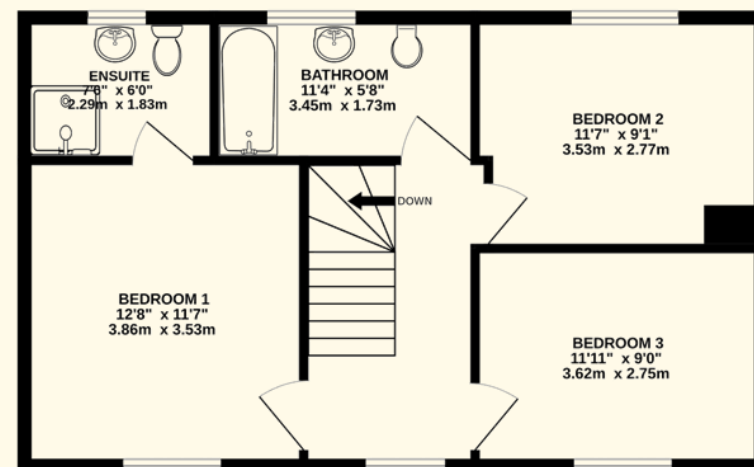
Tel: 01305 211970

We are advised that the council tax band is E.

GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.7 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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