



Grove Cottage
Dorchester



This Grade II Listed cottage, with 'farmhouse feel' is situated in the centre of Dorchester and within a conservation area. Accommodation comprises two reception rooms, kitchen and separate utility room, three bedrooms, family bathroom and ground floor shower room. Externally, there is an enclosed rear garden and gated parking for two cars.

The property is situated in Fordington, an attractive and much sought after residential area conveniently located for access to the town centre with its shops, eateries and supermarkets. The property is also a short walk away from Fordington Surgery. Dorchester South and Dorchester West train stations are located in the town and provide mainline train services to London Waterloo and Bristol Temple Meads. The County Town provides a number of highly regarded schools and is in the school catchment area, and within walking distance, of Manor Park First school and St. Osmund's Middle school. Being in close proximity to rural footpaths, there are outstanding walking and riding opportunities across the surrounding countryside and along the World Heritage Jurassic Coastline.



Entrance to the property is via a wooden door which takes you through to the hallway with flagstone flooring running throughout. Access is given to both reception rooms, with the principal room situated to the left-hand-side. The sense of style and character is featured in both rooms with a central wood burning stove and window seat offered in the sitting room.

The kitchen is fitted with a range of 'shaker' style wall and base level units with worksurfaces over and flagstone flooring throughout. There is space allocated for appliances. A separate utility room can be utilised as a wonderful sun room, with two Velux windows and direct access to the garden.

A shower room completes the ground floor accommodation and is furnished with a suite comprising a shower cubicle, WC and wash hand basin.

A set of stairs rise from the second reception room to the first floor where the bedrooms and family bathroom are situated.

All three bedrooms are double in size with bedroom three further benefitting from fitted wardrobes.

The family bathroom is fitted with a free-standing bath with shower attachment and shower above, WC and wash hand basin.

Externally, the home enjoys a lovely rear garden with patio area and area of raised lawn, which receives a sunny westerly facing aspect. There is also gated parking for two cars.

Agents Notes:

Please note there is a right of way to the side of the property.

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.

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#>

Shower room Dimensions:

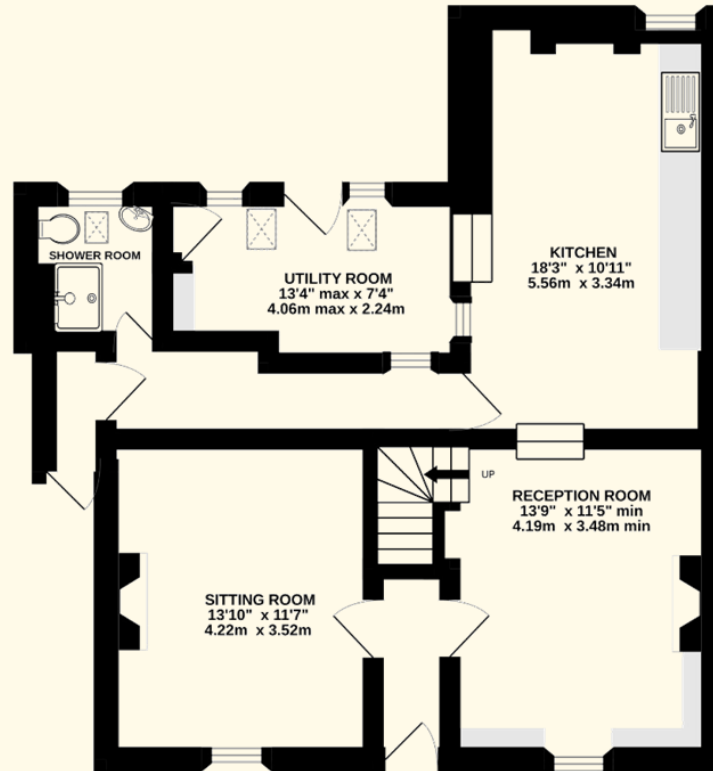
6'05" x 5'11" x (1.96m x 1.80m)

Bathroom Dimensions:

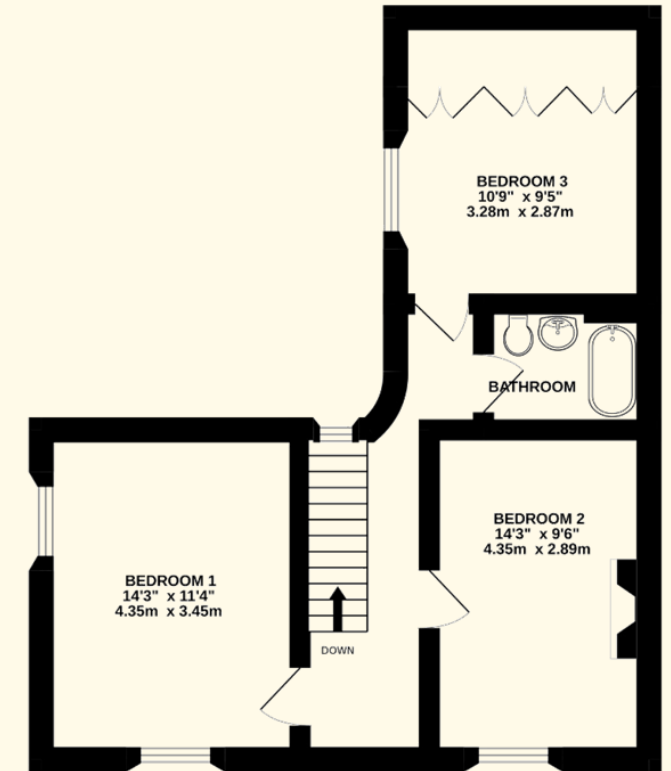
7'02" x 5'05" (2.18m x 1.65m) max

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
726 sq.ft. (67.5 sq.m.) approx.



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



TOTAL FLOOR AREA : 1290 sq.ft. (119.8 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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