



Durbeyfield
Holywell

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



OFFERED WITH NO FORWARD CHAIN this five-bedroom, family home is favourably situated in Holywell and offers additional accommodation comprising of a sitting room, kitchen/dining room and separate utility room, conservatory, five bedrooms, one of which is on the ground floor and could easily be utilised as a study, family bathroom, two ensuite shower rooms and ground floor WC. Externally, the property benefits from a southerly facing, spacious garden with attached paddocks totalling to 1.8 ACRES. There is also a drive providing off-road parking for 4/5 cars. EPC rating D.

The property is situated within the hamlet of Holywell, close to the village of Evershot (1.2 miles), offering a thriving community with a church, pub, post office/shop, bakery, village hall and primary school. The vibrant towns of Dorchester and Yeovil are only a short distance away.



A brick paved drive leads to the property's entrance, with a door taking you through to the porch. The porch creates an ideal space to decant and store outdoor wear and leads through to the hallway.

The sitting room features generous dimensions and a central fireplace with surround and mantle. A set of French doors lead to the conservatory.

The conservatory adds further living accommodation to the property with laminate flooring continuing throughout and French doors providing direct access to the garden.

The kitchen/dining room has stained wood flooring and is fitted with a range of wall and base level units with worksurfaces over and tiled splashback. There is space for appliances and a dining table and chairs.



Bedroom five is located on the ground floor and could also easily be utilised as a study.

Stairs rise to the first floor where the remaining bedrooms and family bathroom are situated.

There are four bedrooms on the first floor of the property, all good-size with a fitted wardrobe to bedroom four and en-suite to bedroom one. The suite has tiled flooring and partly-tiled walls throughout and is furnished with a shower cubicle, WC and wash hand basin.

The family bathroom is fitted with a suite consisting of an enclosed bath with shower attachment, WC and wash hand basin.

Externally, the property enjoys a southerly facing, rear garden with views of the surrounding countryside and gardens. There is also an adjoining paddock with separate access from the front of the house. A drive creates off-road parking for 4/5 cars.

Durbeyfield, Holywell, Dorchester, DT2

Approximate Area = 1638 sq ft / 152.1 sq m

For identification only - Not to scale



Services:

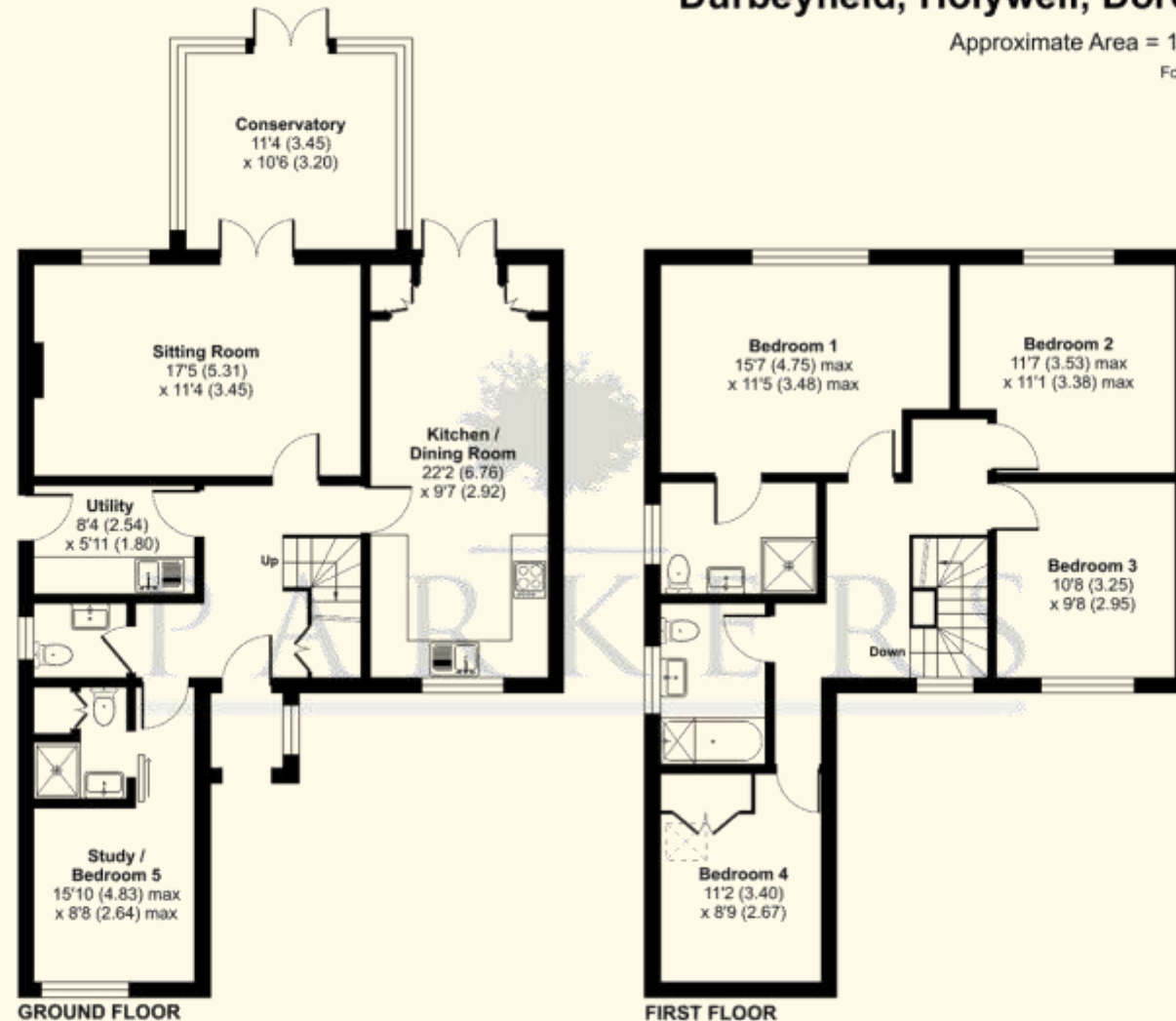
Mains electricity and water are connected.
Oil fired central heating. Septic tank with soak away.

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.



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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©inchocom 2023. Produced for Parkers Estate Agents. REF: 1028254