



Copyhold Lane  
Winterbourne Abbas

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Accessed via a bridleway, copyhold lane, this impressive, detached family home is situated in a designated conservation area and within an area of outstanding natural beauty. The home boasts versatile and spacious accommodation comprising three reception rooms, a modern kitchen/dining room with separate utility room, study, four double bedrooms with an en-suite bathroom to the main bedroom, dressing room and cinema room, family bathroom and ground floor WC. Externally, there is a substantial sized front garden and enclosed rear garden, ample off-road parking via a driveway and carport and garage with up and over door. EPC rating C.

Old Orchard House is situated within the delightful village of Winterbourne Abbas, five miles west of the historic county town of Dorchester. The village boasts a parish church, a garage, a first school and what is probably Dorset's best example of a standing stone circle, known as "Nine Stones" and there are beautiful countryside walks on the doorstep of the property. The nearby county town of Dorchester is steeped in history and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants and public houses. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes 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.





A door opens into the entrance hall of the property with under floor heating continuing throughout the ground floor.

The sitting room is a spacious room featuring a lovely front aspect bay window, gas wood-style burner and French doors opening directly onto an area of patio.

A second reception room, currently utilised as a 'lounge' leads through to the kitchen/dining room. The room is fitted with a range of cream wall and base level units with tiled splashback and flooring throughout. Integral appliances include a double oven, five-ring gas hob, fridge-freezer and dishwasher. A central island with electrics creates seating options with further dining space allocated to the rear of the room. A separate utility room offers additional storage and a sink and drainer.

Adjacent to the utility room, is the study, a useful rear aspect room providing further living accommodation to the property.



To the first floor, there are three bedrooms, the family bathroom and dressing room. All three bedrooms are double in size, with bedrooms one and three further benefitting from fitted wardrobes. Bedroom one is also accompanied by an en-suite bathroom.

The dressing room is a versatile room, located to the front of the property with Velux window allowing natural light to enter the room and a variety of fitted storage options.

A set of stairs rise to the second floor where the remaining bedroom and cinema room are situated.

The fourth bedroom is another double bedroom complete with the unique feature of a Cabrio window.

Externally, the home enjoys a good-size rear garden and sizeable front garden, both mainly laid to lawn with an area of patio abutting the rear of the property and creating the perfect place for alfresco dining. Electrical points are also located to both the rear and front. Furthermore, the property offers a driveway, garage and car port with EV charging points.







### Services:

Mains electricity, water and drainage are connected. The property features gas-fired central heating with underfloor heating, wet radiator heating on the first floor, and German ECO electric radiators on the third floor and lower entrance hall.

### Local Authorities:

Dorset Council  
County Hall  
Colliton Park Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is G.

### 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#>

**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.

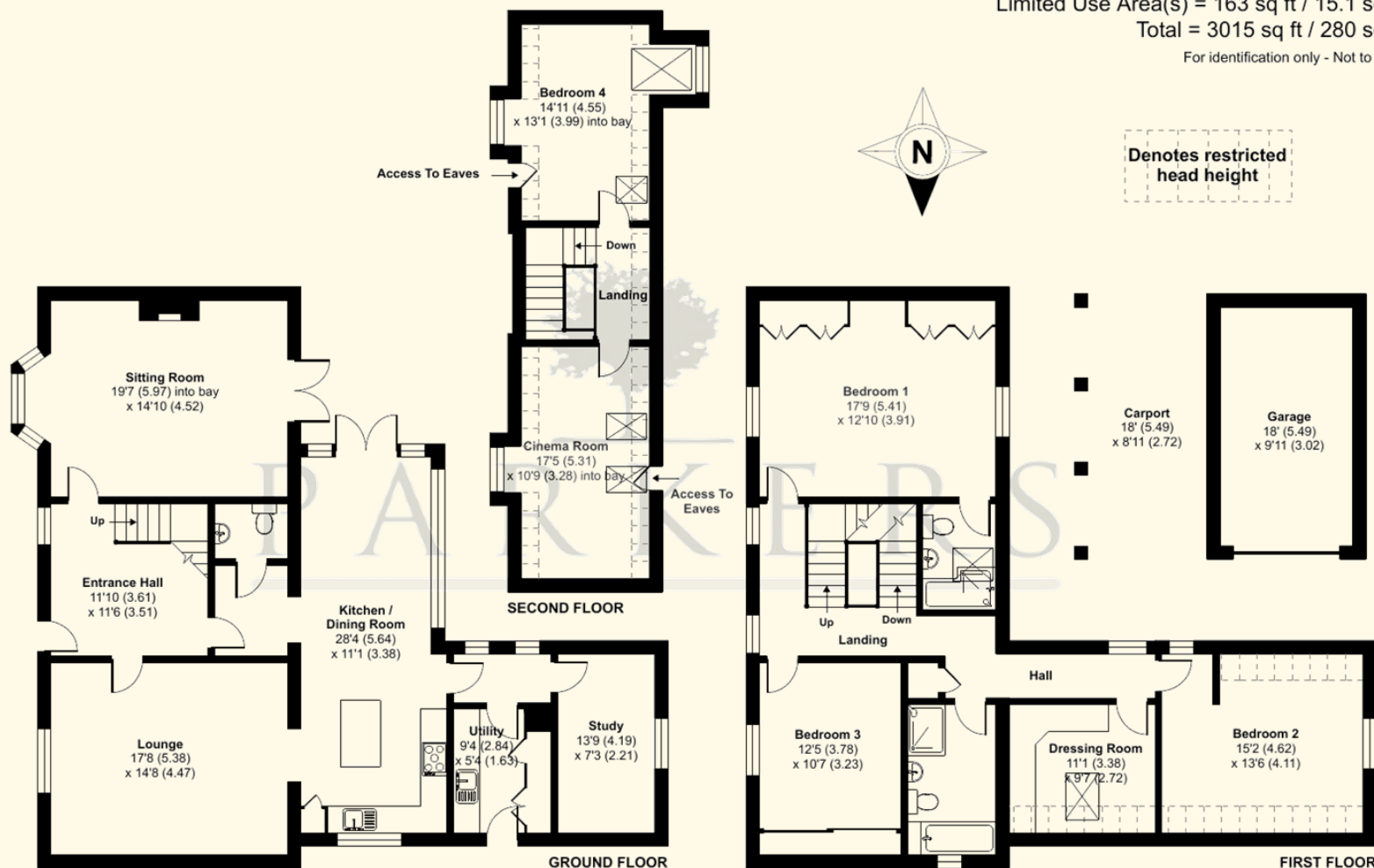
## Old Orchard House, Copyhold Lane, Winterbourne Abbas, Dorchester, DT2

Approximate Area = 2852 sq ft / 264.9 sq m (includes garage and excludes carport)

Limited Use Area(s) = 163 sq ft / 15.1 sq m

Total = 3015 sq ft / 280 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Parkers Estate Agents. REF: 1192245