



The Ridgeway  
Upwey





This Grade II Listed, characterful cottage is situated within the desirable village of Upwey and offers accommodation including a kitchen/reception room, large utility room/porch, three double bedrooms, family bathroom and ground floor WC. Externally, the home enjoys an elevated rear garden with views of the surrounding countryside, summer house and parking space.

The Ridgeway is nestled in the popular village of Upwey, surrounded by picturesque countryside and a local convenience store and mini supermarket are just a short walk away. The property is ideally located just 3.5 miles from Dorchester and 3 miles from Weymouth, with the beautiful sunny beach only a short distance away. Weymouth and Upwey train stations, both within a 10-minute walk, offer direct services to London Waterloo, making commuting easily accessible.





Upon entry, you are taken through to the porch of the property, which offers versatile use and is currently utilised as a utility room. There is space for appliances and the room houses the WC.

A wonderful open-plan living, dining and kitchen area features lovely original exposed beams and Portland Stone flooring. The kitchen is fitted with a range of solid oak base cupboards and there is space for a cooker with part-exposed brick archway surrounding it. An integral fridge and ceramic sink with mixer tap are offered.

On the first floor, you will find the principle bedroom with spacious dimensions and central fireplace with surround and mantle.

The family bathroom is furnished with a panel enclosed bath, WC and wash hand basin.



French doors on the first floor landing open out directly onto the garden.

A further set of stairs rise to the second floor where the remaining two bedrooms are situated. Both rooms are double in size with views towards the surrounding countryside and bedroom two further benefits from fitted storage.

The rear garden offers an elevated position, enjoying an outlook over the countryside and is mainly laid to lawn with several seating areas. In addition, there is a shed and summer house.



### 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 C.

### Flood Risk:

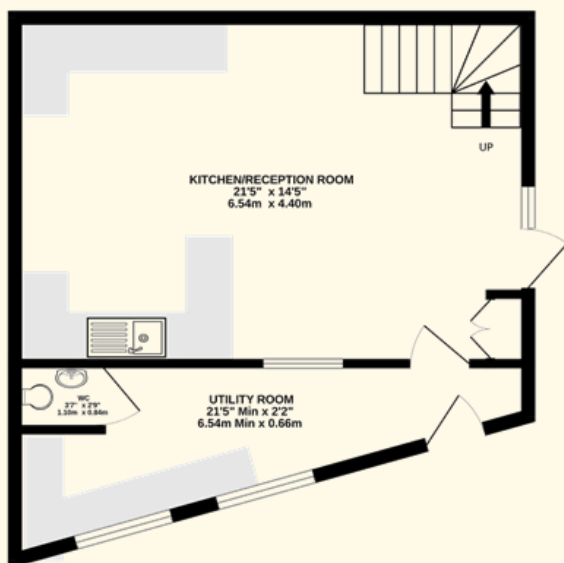
Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

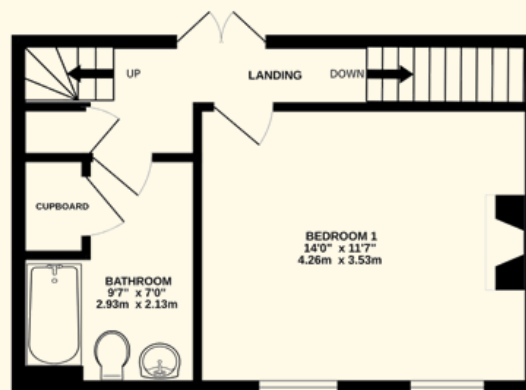
### Agents Notes:

Please note the property is located within an area of outstanding natural beauty and designated conservation area.

GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.9 sq.m.) approx.

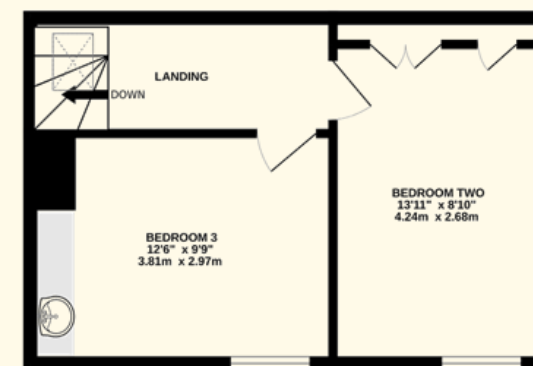


TOTAL FLOOR AREA : 1025 sq.ft. (95.2 sq.m.) approx.

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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2ND FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



**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.