



Pond Cottage
Godmanstone



OFFERED WITH NO ONWARD CHAIN and set in a designated conservation area, within the charming village of Godmanstone is this detached, three-bedroom family home. The home has been recently improved with new features including a new boiler, hot water tank, new roofs on the utility room and conservatory, redecoration inside and out, new kitchen worksurfaces, plus a new AEG induction hob and kitchen tap. Further accommodation includes two reception rooms, en-suite facilities, family bathroom and ground floor WC. Externally, the home benefits from a good-size side and front garden, garage and shingled driveway providing off-road parking. EPC rating E.

Pond Cottage is situated in the small village of Godmanstone, West Dorset, an AONB. The village has an organic farm shop, café and the surrounding area provides a number of footpath walks incorporating Godmanstone and nearby villages such as Cerne Abbas, Piddle Valley and Sydling St Nicholas. 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, public houses and riverside walks. 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.



Upon entry, you are taken through to a front porch, creating the perfect place to decant outdoor wear. From there you are led in to the property's hallway, which in turn offers access to both reception rooms.

The reception rooms are generous sized rooms, boasting versatile use and both enjoying a front aspect. The sitting room further features a central brick fireplace with wood burner insert.

The kitchen is fitted with a range of cream coloured wall and base level units with slate-effect worksurfaces over and tiled splashback. Integral appliances include a new AEG four-ring induction hob and double oven. A separate utility room offers a further sink and drainer and storage options.

An opening from the kitchen leads to an inner hallway which houses a storage cupboard and provides access to the conservatory, a delightful addition to the property, with French doors opening directly onto the side garden.



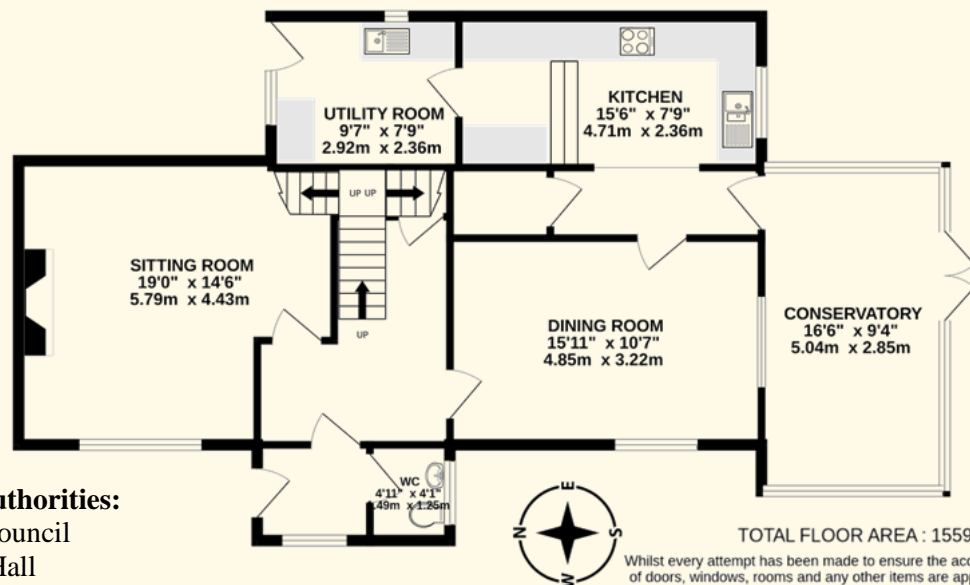
A set of stairs rise to the first floor where the bedrooms and family bathroom are situated.

All bedrooms benefit from a front aspect window allowing plentiful natural light to enter the rooms, whilst bedroom one further benefits from an en-suite shower room, with WC and wash hand basin.

The bathroom has been furnished with a corner enclosed bath with shower attachment and shower over WC and wash hand basin. The room is complete with lino flooring, an electric radiator and a cupboard houses the water tank.

Outside, there is both a front and side garden, and a shingled driveway wrapping around to the rear. The gardens feature a variety of plants, shrubs and trees and there is an attractive pond to the front and large vegetable patch to the side. Additionally, the property offers a garage.

GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA : 1559 sq.ft. (144.8 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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Broadband:

At the time of the listing standard and superfast broadband are available.

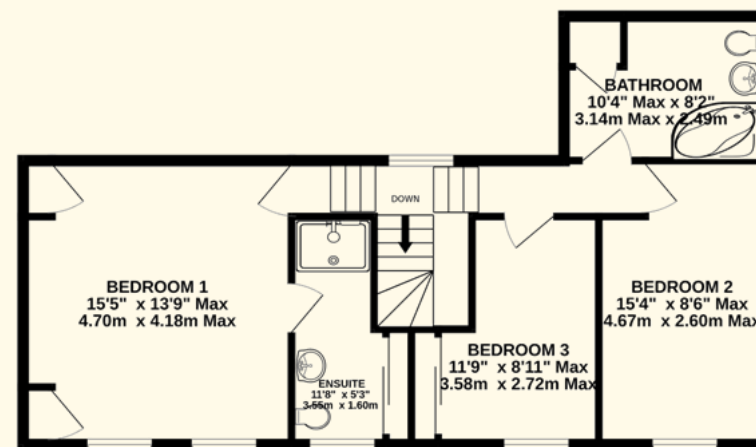
Mobile service indoor is listed as limited or none depending on the provider and outdoor is likely.

For up-to-date information please visit

<https://checker.ofcom.org.uk/>

The seller has advised that, in their experience, they have not encountered any issues with indoor mobile reception when using Vodafone.

1ST FLOOR
627 sq.ft. (58.3 sq.m.) approx.



Services:

Mains electricity, water and drainage are connected. Oil fired central heating.

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 there is a shared entrance and shared parking at the property. Maintenance is on an as and when basis.

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.