



Greenacre Lodge
Grimstone



Situation:

Nestled in the picturesque countryside of Dorset, Grimstone is a hamlet surrounded by rolling hills and fields. The area is steeped in history and nearby, The River Frome meanders gently through the landscape, adding to the idyllic setting.

The 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.



Summary:

Set within an area of outstanding natural beauty and on approximately a 1.3-acre plot with beautiful lawned gardens, this brick and flint detached, family home is situated in the small village of Grimstone with double gates to the property and driveway providing ample off-road parking. The property is accompanied by an attached one-bedroom annexe with potential for an additional income (subject to necessary consents) and main house accommodation includes two reception rooms, kitchen/dining room and separate utility room, four bedrooms with an en-suite and dressing area to the principal bedroom, family bathroom and ground floor WC. EPC rating D.

Annexe:

A one-bedroom annexe with en-suite and downstairs shower room. The kitchen/living space lends itself perfectly to modern living with space for both living and dining furniture. The kitchen space is fitted with a range of wall and base level units with worksurfaces over. There is an integral single oven and four-ring hob with extractor hood above. EPC rating C.



An entrance door takes you through to the property's hallway with access offered to the majority of ground floor rooms including the WC. There is under stair storage cupboard also located in the hall.

A set of French doors lead to the sitting room, a spacious room receiving plentiful natural light via a triple aspect and featuring an attractive central fireplace with surround and mantle. French doors lead directly onto a patio area.

A versatile second reception room, currently utilised as a 'snug' provides further living accommodation and a lovely rear aspect outlook onto the garden.

The kitchen/dining room is fitted with a range of neutral wall and base level units with worksurfaces over and part-tiled splashback. Integral appliances include a single oven, four-ring hob with extractor hood above and dishwasher. The room is complete with tiled flooring and space for a dining table and chairs. A separate utility room offers a further sink and drainer and storage space.

A set of stairs rise to the gallery landing which in turn gives access to the bedrooms and family bathroom. The principal bedroom benefits from a dressing area with fitted storage options and en-suite furnished with a panel enclosed bath, WC and wash hand basin. The family bathroom's suite consists of a panel enclosed bath with part-shower screen and shower attachment, WC and wash hand basin.

**Externally:**

Located on sizeable grounds of approximately 1.3 acres, this home benefits from stunning lawned gardens and views. Trees and shrubs predominantly surround the plot with a fenced patio area abutting the property.

Barn Conversion:

Planning permission has been granted for a two-bedroom holiday let, barn conversion. For further information please see the noted reference number - **P/FUL/2022/02153**

Dorchester Road, Grimstone, Dorchester, DT2

Approximate Area = 1977 sq ft / 183.6 sq m

Outbuilding = 441 sq ft / 40.9 sq m

Total = 2418 sq ft / 224.6 sq m

For identification only - Not to scale

Flood Risk:

Enquire for up to date details

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

Agents Notes:

Please note there is a trainline to the very rear of the land.

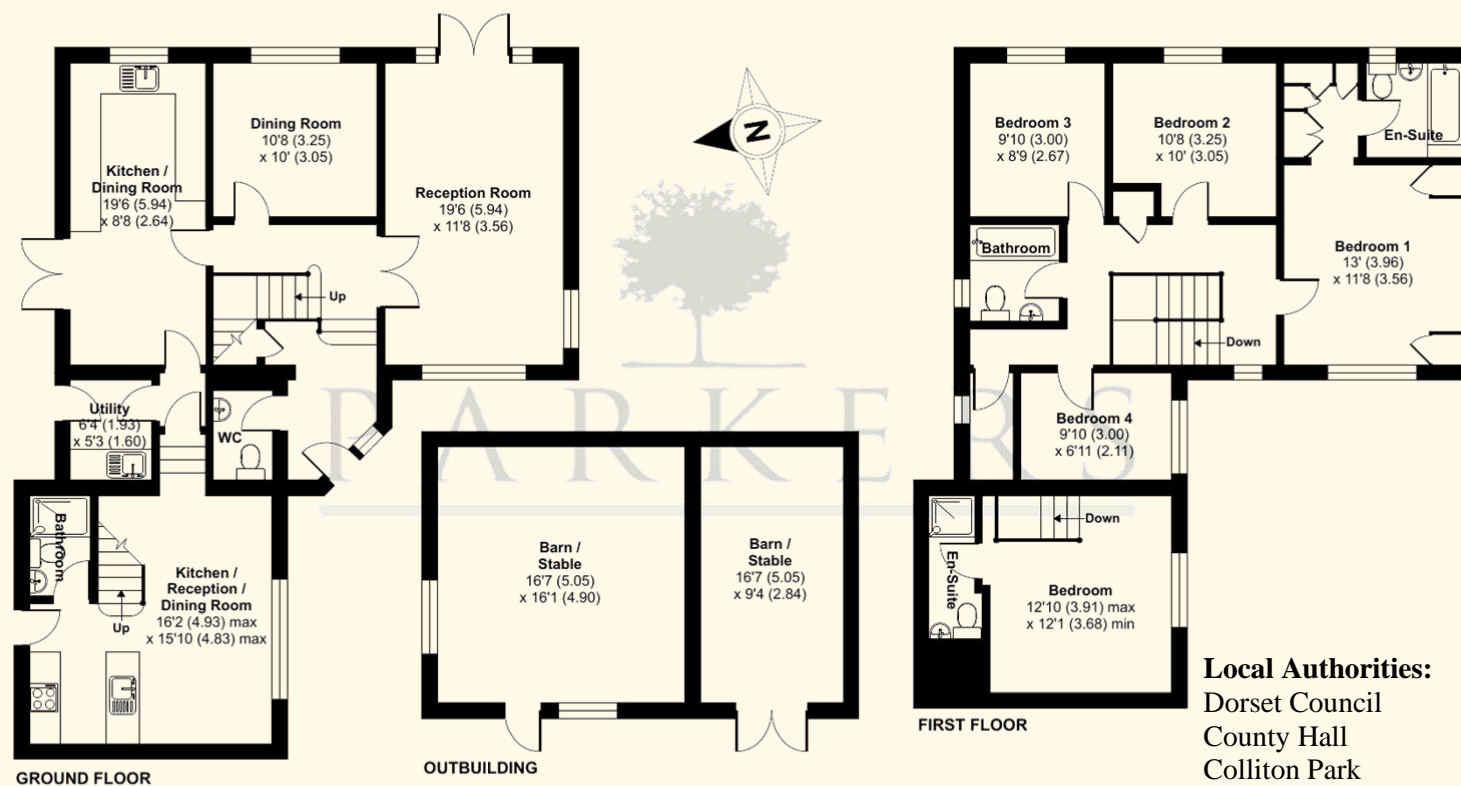
Please also note there is a public ROW on foot across the boundaries of the property.

Both the property and barn are on two different titles.

The land to the rear, has undergone a strategic housing and economic land availability assessment where a potential for nine houses were identified, subject to certain suitability criteria. Please contact us for further details.

Services:

Mains electricity and water are connected. Oil fired central heating and septic tank.



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Parkers Estate Agents. REF: 1207388

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Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
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The council tax band is F.