



Crewkerne Road
Higher Frome Vauchurch



This detached family home is located in the sought-after hamlet of Higher Frome Vauchurch, set within a designated Area of Outstanding Natural Beauty. Offering well-proportioned accommodation throughout including a spacious kitchen/diner, a large reception room, three bedrooms—including one with en-suite facilities and one with access to a balcony—a family bathroom, and a ground floor WC. Outside, there is an enclosed rear lawned garden, garage and off-road parking. There are solar panels fitted for energy efficiency. EPC rating F.

Higher Frome Vauchurch is a peaceful hamlet set in the heart of the scenic Frome Valley in Dorset, England. Located around 7 miles northwest of Dorchester and neighbouring the village of Maiden Newton, it forms part of the wider Frome Vauchurch parish, which also includes Lower Frome Vauchurch and Tollerford. Known for its beautiful countryside, historic buildings, and timeless rural character, the area captures the essence of traditional English village life.



An entrance door leads into the property's hallway, which in turn provides access to the principal ground floor accommodation.

The kitchen is a good size, offering space for dining furniture and direct access to the rear garden via a set of French doors. It also conveniently houses the WC. The kitchen itself is fitted with a range of cream, cottage-style wall and base units, with wooden work surfaces over and tiled splash backs. Integrated appliances include a Miele fridge-freezer, Bosch dishwasher and a Miele electric oven.

The reception room is particularly spacious in length, and features a dual-fuel wood burner and wooden flooring throughout. French doors open directly onto the garden, and a single door leads to the garage.



Upstairs, there are three bedrooms, which are all appointed with fitted storage. One bedroom is also accompanied by an en-suite shower room and another benefits from access onto a decked balcony, benefitting from hillside views.

The family bathroom is furnished with a free-standing bath, shower cubicle, heated towel rail, WC and wash hand basin with vanity storage below.

The garden has been well-kept and features an area of lawn with sleepers and a variety of mature shrubs. There is off-road parking for two cars directly in front of the garage. The garage is equipped with plumbing, power, lighting, and an electric roller door.



Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Solar Panels:

Please note the solar panels at the property were installed in 2019 and are owned outright. Any unused energy is returned to the National Grid for payment.

Agents Notes:

Please also note at the current EPC rating, the property could not be rented out.

Services:

Mains electricity and water are connected.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

We are advised that the council tax band is D.

Broadband and Mobile Service:

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

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

For up-to-date information please visit <https://checker.ofcom.org.uk>

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#>

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.