



Situation

Portesham is a picturesque Anglo Saxon village boasting an active and social community in a tranquil and pretty setting celebrating its millenium in 2024. Portesham is approximately 2 miles from the historic village of Abbotsbury and the spectacular Dorset coast, which is now recognised as a world heritage site. The village itself has a comprehensive range of facilities including the popular Duck’s Farm Shop, a doctor’s surgery, well received public house, village hall, church and a well-regarded primary school. Dorchester is approximately 8 miles and Weymouth 7 miles from Portesham, both towns are located on the London Waterloo line and Bristol Temple Meads.

Accommodation

Reception Rooms

Upon entry, you are immediately directed into the dining room, one of two reception rooms at the property. This welcoming space features a central fireplace and provides direct access to the rear garden via a small set of steps. The sitting room also benefits from a fireplace, useful under stairs storage, and a deep windowsill that adds to the cottage’s charm.

Kitchen

The kitchen is fitted with a range of wall and base level units with worksurfaces over and tiled splash back. There is a 1 ½ stainless steel sink and drainer and space is allocated for further appliances. The room leads to the WC.

Bedrooms

There are three bedrooms offered, two of the three rooms are double in size and all rooms benefit from either a front, rear or side aspect window, allowing natural light to enter them.

Bathroom

Serving the bedrooms, is the family bathroom, funished with a suite comprising a panel enclosed bath with shower attachment, WC and wash hand basin.

Outside

Externally, there is a shingled garden to the rear, accessed via the dining room. The garden offers a low-maintenance outdoor space that complements the character of the cottage.

Agents Notes

Please note the property is sold as seen.

Both the garden and house are on separate titles.

The seller advises there is a right of way across the full width of the rear garden, although advises it is currently blocked off and disused.

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#>

Broadband and Mobile Service

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

Mobile service indoor is listed as likely or limited depending on the provider and outdoor is likely.

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

Services

Mains electricity, water and drainage are connected. Calor lpg gas fired central heating.

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970.

We are advised the council tax band is C.



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.