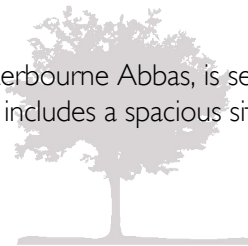




Butt Farm Close, Winterbourne Abbas

This charming end-of-terrace home, located in the picturesque village of Winterbourne Abbas, is set within an Area of Outstanding Natural Beauty, offering a private driveway and garage. To the rear, you'll find a paved garden and inside, the accommodation includes a spacious sitting room, kitchen, conservatory, two double bedrooms and a family bathroom. EPC rating D.



Offers in excess of £260,000

Situation

The property is situated within the delightful village of Winterbourne Abbas, five miles west of the historic county town of Dorchester. The village boasts a parish church, a garage, a first school, and what is probably Dorset's best example of a standing stone circle, known as "Nine Stones" and there are beautiful countryside walks on the doorstep of the property. Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst picturesque 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. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. 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. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. The stunning surrounding countryside, and majestic Jurassic Coast, just a short drive away, make it a perfect balance of town and rural living.

Accommodation

Ground Floor

Entrance

Upon entry, you are immediately taken through to a porch area, which in turn leads directly into the sitting room.

Sitting Room

The sitting room boasts a front aspect window that floods the space with natural light, and also features under-stairs storage. A striking exposed brick and stone chimney breast, complete with a gas fire, creates a cozy focal point. The room is finished with laminate flooring.

Kitchen

The kitchen, fitted in 2018, has a range of modern wall and base level units with sleek laminate worktops over and laminate flooring throughout. There is an integral Neff Slide & Hide oven and a Neff four-ring induction hob. Space is allocated for additional white goods. Outside, you'll find a water softener, which will remain with the property.

Conservatory

The conservatory adds further living accommodation to the property and has electrics, providing a comfortable and functional space. French doors open directly onto the garden.

First Floor

Bedrooms

Both bedrooms are double in size and each room benefits from either a front or rear aspect window, ensuring plenty of natural light.



Bathroom

The bathroom is furnished with a suite comprising a panel enclosed bath with part-shower screen, WC, wash hand basin and towel rail. Tiled walls and lino flooring completes the room.

Outside

The property enjoys side access, leading to a walled rear garden that has a variety of plants and shrubs. The garden is predominantly paved, making it easy to maintain. To the front, there is a driveway for off-road parking, as well as a garage located in a block nearby.

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.

There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.

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

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

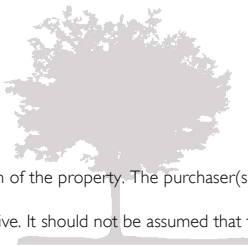
The council tax band is C.



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.

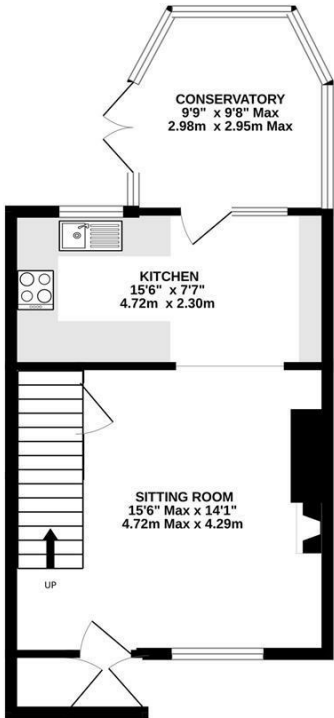




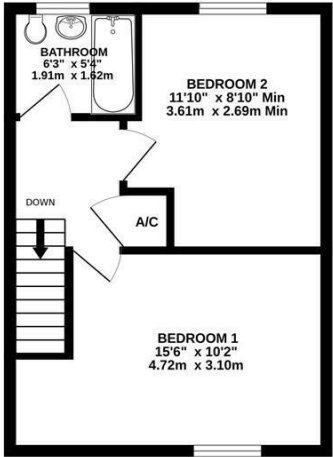
GARAGE
164 sq.ft. (15.2 sq.m.) approx.



GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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