



Dorchester Road
Grimstone



PARKERS
PROPERTY CONSULTANTS & VALUERS





OFFERED WITH NO ONWARD CHAIN. This impressive, detached five-bedroomed 'Alfred Pope house', built in 1904, is full of character and charm, and is situated in the picturesque hamlet of Grimstone, within an Area of Outstanding Natural Beauty. Commissioned by Alfred Pope, a well-known Dorchester brewer, and previously part of the 1887 Wrackle Estate, the property reflects the quality and craftsmanship typical of his homes, with period features and favorable proportions throughout. The property is surrounded by beautifully maintained, substantial gardens, and boasts ample off-road parking and two outbuildings. EPC rating F.

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. 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.



The hallway sets the tone for the character found throughout the home, featuring beautiful Victorian tiled flooring, high ceilings, and ornate coving. Original wooden doors lead to the majority of the principal accommodation.

The property offers three separate reception rooms, all flexible in use to suit a variety of needs. They are currently arranged as a lounge, a dining room and a study/snug. Each room benefits from a fireplace, adding warmth and focal point, along with front or side aspect windows that allow natural light to flood in. A conservatory is also offered at the property, adding further living accommodation and enjoying a lovely outlook and direct access onto the gardens.

The modern kitchen has been re-designed and extended to create an open-plan feel and accommodate space for dining furniture. The kitchen itself has been tastefully fitted with a bespoke range of neutral wall and base level units with granite worksurfaces over and tiled flooring throughout. Integral appliances include a five-ring induction hob and Bosch double oven. Space is allocated for an 'American style' fridge-freezer. A central island creates breakfast bar seating and houses the integral dishwasher and bin store. A separate utility room provides further space for appliances and storage. An attached outbuilding, adjoining the utility room, provides access to two useful storage areas, offering excellent additional space. A WC completes the ground floor.

Upstairs, the bedrooms are arranged over two floors, with all rooms being double in size and recently re-decorated and carpeted. All are accompanied by charming fireplaces, and each benefit from either a front or rear aspect window, or a Velux, allowing for plenty of natural light. All bedrooms are served by a well-appointed family bathroom.



Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970.

The council tax band is G.

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.

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

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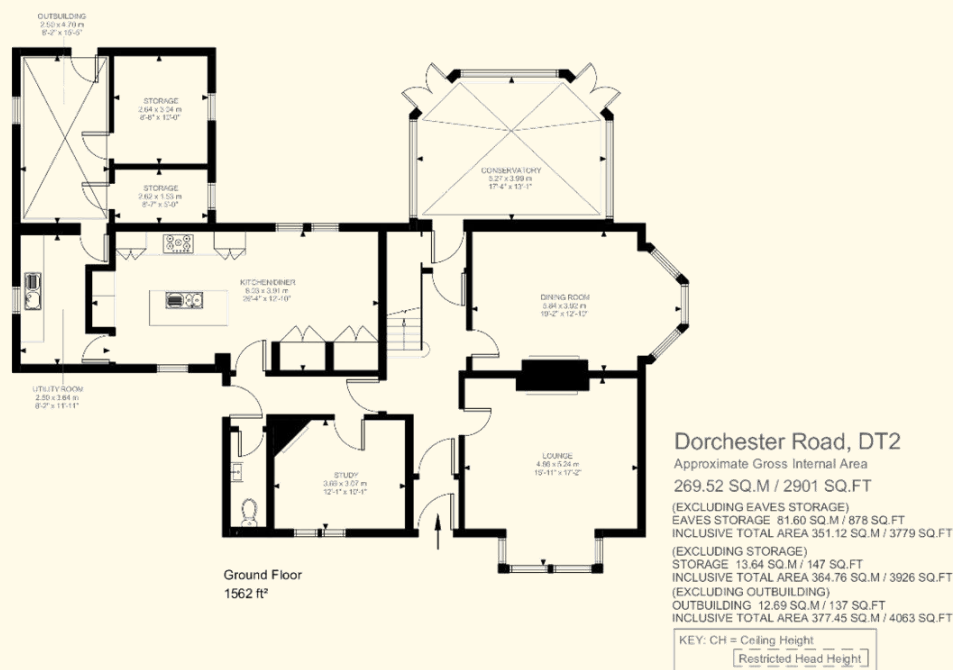
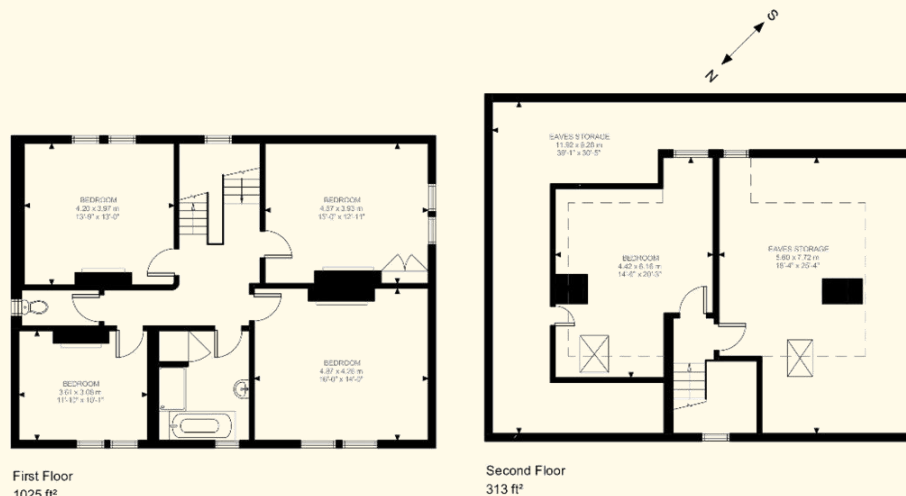


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.