



West Street
Abbotsbury



PARKERS
PROPERTY CONSULTANTS & VALUERS



Parkers are delighted to offer for sale, this extremely desirable family residence ideally situated within the sought-after village of Abbotsbury, boasting truly stunning views over the surrounding countryside and towards St. Catherine's Chapel and the Sea. This property enjoys modern accommodation and is set within well-tended grounds that offer a wonderful space to enjoy the surrounding views. This family home boasts a wealth of accommodation that is immaculately presented throughout and benefits from a double garage at the rear of the property. EPC rating D.

New Cottage is situated within the coastal village of Abbotsbury, well known for its Swannery and Tropical Gardens, St Catherine's Chapel and Chesil Beach. Abbotsbury is an attractive and historic village surrounded by beautiful rolling countryside, designated as an Area of Outstanding Natural Beauty. The village has an interesting history, and the majority of it has been owned by the Strangways family for the last 600 years in the care of the Ilchester Estate. There is an expanse of amenities, including two public houses, a post office and general store, a farm shop and several art galleries and tea shops - arguably quite a selection for a village so small!



- The dual aspect sitting room features an open fire with elegant carved Bath stone surround and hearth, with French doors leading to an attractive garden.
- The kitchen/diner is a wonderful feature of the property, with a wealth of wall and base level units providing a multitude of storage options. The kitchen benefits from granite work surfaces, space for a large fridge freezer and oven, modern Gorenje Extractor Hood. Ample space is available for a dining table with views overlooking the garden from all windows. A separate utility area off of the kitchen provides additional storage, with Neff single oven, granite work surfaces, Kenwood Dishwasher, with a side aspect window and doors leading to the double garage and workshop/office.

- The master bedroom enjoys stunning scenery to the front with views of Chesil Beach, the Sea and St Catherine's Chapel and has en-suite facilities.
- There are three further bedrooms and a family bathroom, fitted with a modern suite comprising a double walk-in shower, low level WC, pedestal wash hand basin and frosted window.
- The well-established garden has wonderful views of St Catherines Chapel with distant views of the Chesil Beach and the Sea. There is a double garage with two barn-style doors, power and light, and door leading to Home Office/Garden Room with window over-looking the garden and surrounding countryside.

Room Dimensions:

Sitting Room	18'11" x 17'10"
Kitchen/Diner	19'02" x 17'10"
Utility Area	7'06" x 4'03"
Master Bedroom	14'02" x 11'04"
Bedroom Two	10'07" x 10'01"
Bedroom Three	10'07" x 10'01"
Bedroom Four	8'01" x 7'09"

Agent Notes:

Leasehold - 110 years from 1987. There are currently 77 years remaining on the lease. There is a Ground rent of £234 per 6 months. Please be aware that the total square footage does include the double garage.

Services:

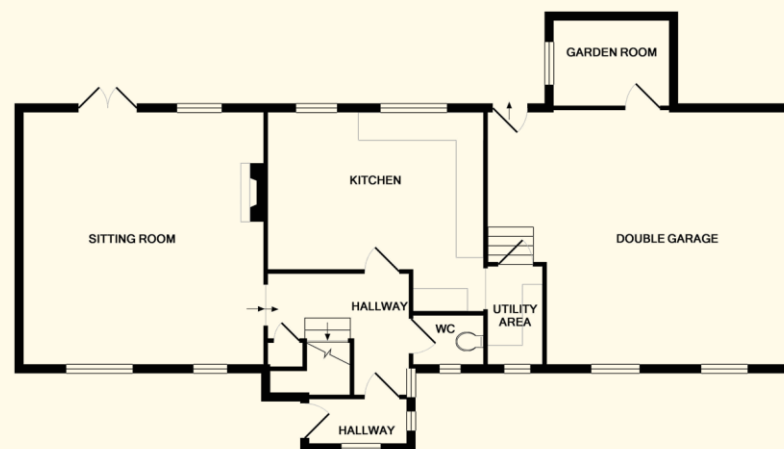
Mains electricity, water and drainage are connected. Oil fired central heating. Broadband and Satellite are available also.

Local Authorities:

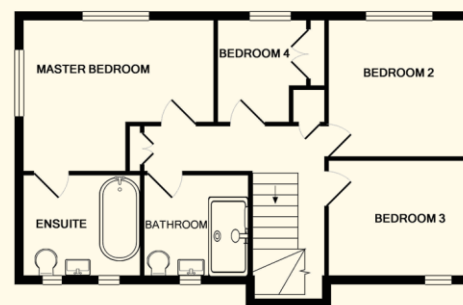
Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ, Tel: 01305 211970
We are advised that the council tax band is F.

Viewings:

Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers Tel: 01305 340860.



GROUND FLOOR
APPROX. FLOOR
AREA 1161 SQ.FT.
(107.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 634 SQ.FT.
(58.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1795 SQ.FT. (166.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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