



New Frampton Court
Frampton



This unique property boasts a striking design, with a rear aspect balcony offering enjoyable views of the fields. Inside, the home is equally impressive, featuring spacious interiors that include a large living room, a kitchen/dining room, three double bedrooms, two of which have en-suite facilities, as well as a family bathroom and separate WC. Furthermore, the home benefits from a beautifully landscaped rear garden and double garage. EPC rating E.

The property is located in the village of Frampton, which lies within an area of Outstanding Natural Beauty, yet is only 6 miles north-west of Dorchester, the County Town of Dorset, which offers a vast range of amenities, the County hospital and train links to London and Bristol. The village itself has an active village hall, a church and a garage and the nearby village of Maiden Newton has a wider range of facilities including various shops, a public house, a Doctors surgery, train station and a first School.



A wooden door leads to the property's hallway which in turn, grants access to all ground floor accommodation including the WC. An under-stair storage cupboard is also located in the hallway.

The living room in this property is exceptionally large, offering an abundance of space, perfect for entertaining. The open layout allows for various seating arrangements and could easily house a dining table and chairs if required. Sliding doors lead directly onto a patio at the very front and allows natural light to flood the space.

The kitchen/dining room is fitted with a range of neutral wall and base level units with worksurfaces over and tiled splash back. Integral appliances include a dishwasher, washing machine, small dryer, double oven and grill, wine fridge and Bosch electric four-ring hob with extractor hood above. A Samsung free-standing fridge-freezer is included. There is room for a dining table and chairs and a central island creates a breakfast bar area.



A set of stairs rise to the first floor where the bedrooms and family bathroom are situated. A cupboard housing the property's central heating boiler is located on the landing.

All three bedrooms are double in size and bedrooms one and two are especially generous and are also accompanied by en-suite shower rooms with WCs and wash hand basins. Bedroom one additionally benefits from a selection of fitted wardrobes and bedrooms two and three enjoy direct access onto the balcony with artificial grass and space for outdoor seating.

The family bathroom has been furnished with a panel enclosed bath with shower attachment, electric towel rail, WC and wash hand basin. The room is complete with tiled walls and lino flooring.

Dorchester Road, Frampton, Dorchester, DT2

Approximate Area = 1613 sq ft / 149.8 sq m

Garage = 288 sq ft / 26.7 sq m

Total = 1901 sq ft / 176.5 sq m

For identification only - Not to scale

Outside:

Externally, the home boasts a well-presented, landscaped rear garden with good-size patio area for alfresco dining. Steps lead to the second tier of the garden with artificial grass and flower beds.

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#>

Services:

Mains electricity, water and drainage are connected. Electric central heating – water filled radiators.

Local Authorities:

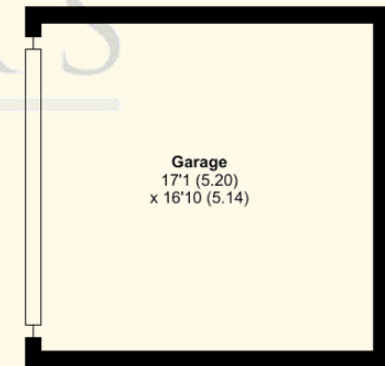
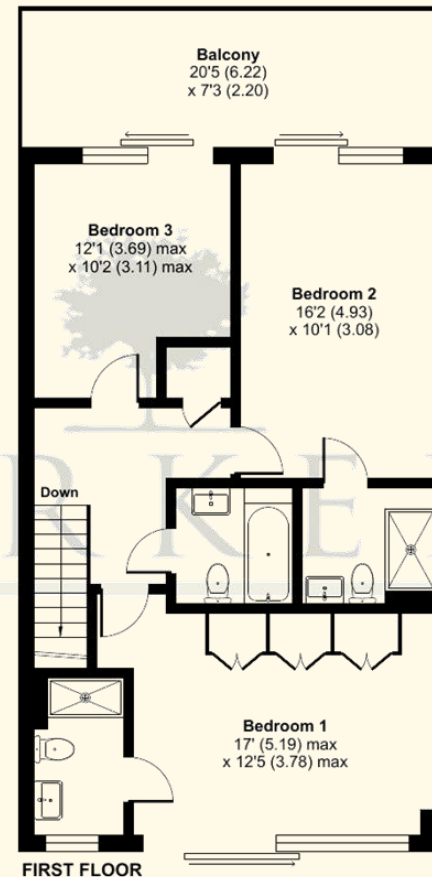
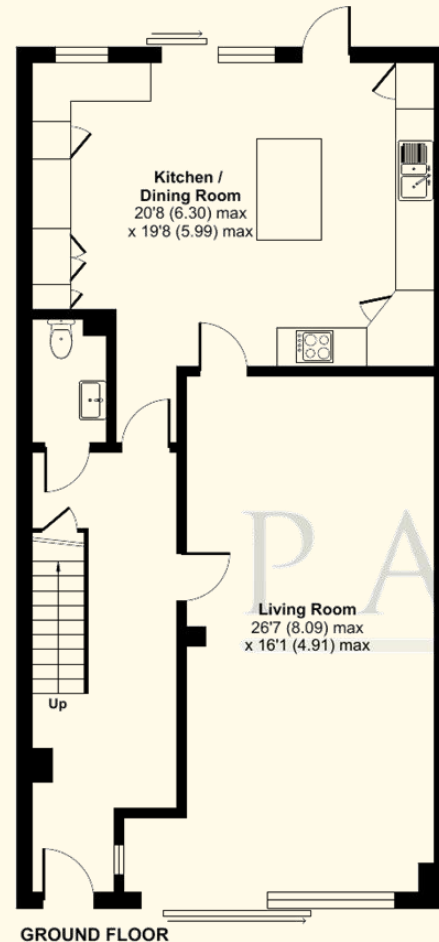
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is E.

Agents Notes:

Please note there is a service charge of approximately £750.00 per annum.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Parkers Estate Agents. REF: 1258596

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