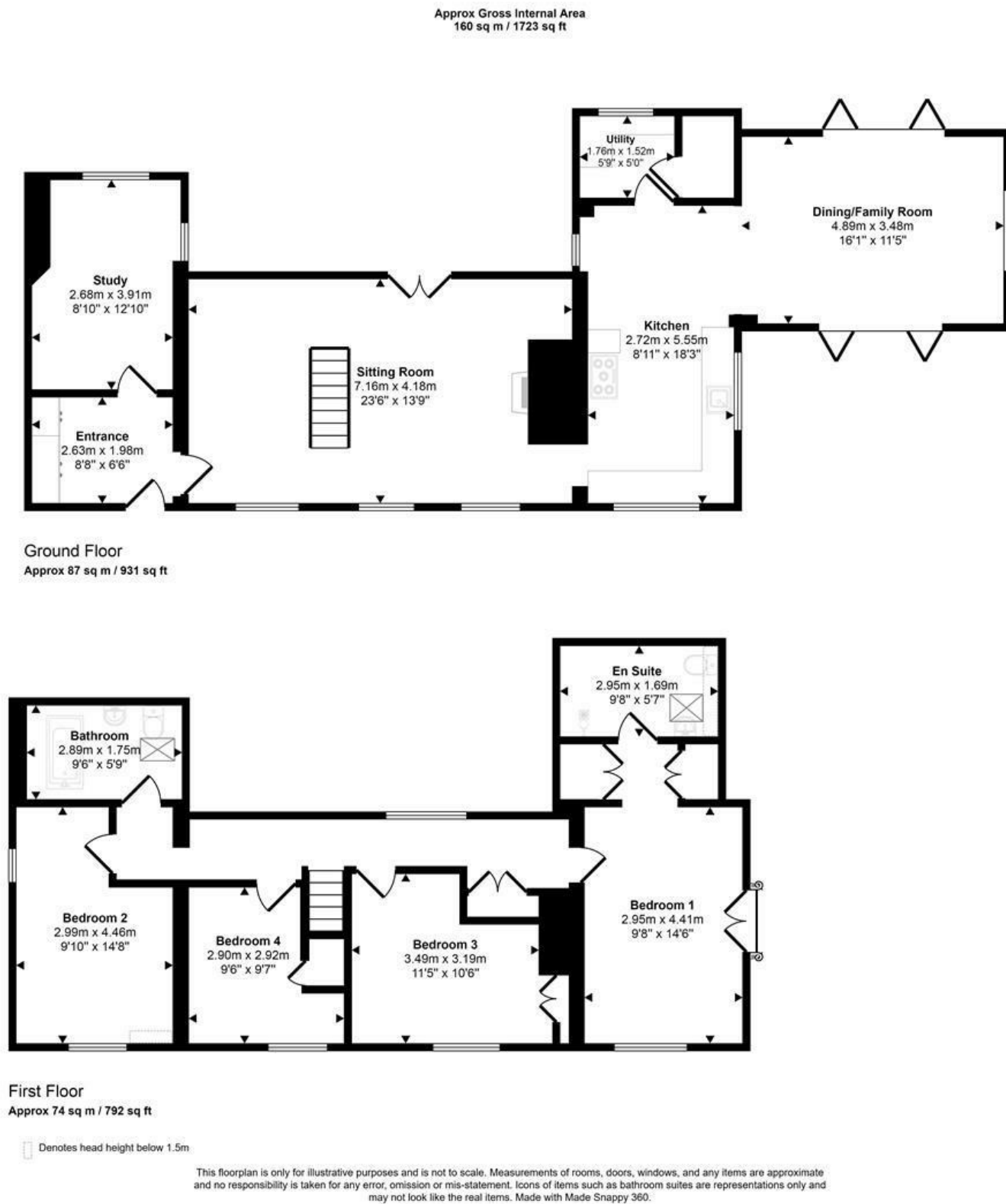




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	46	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Cross Lanes Melcombe Bingham

Guide Price
£725,000

Elegant Detached Period Home with Modern Flair in Idyllic Village Setting

Set in the peaceful and picturesque village of Melcombe Bingham, this beautifully presented detached period home dates back to the 1700s and has been thoughtfully extended to create a seamless blend of timeless character and modern living. Positioned on a generous plot with fabulous countryside views, this is a rare opportunity to own a truly special family home—offered with no onward chain.

The accommodation is both spacious and versatile, offering three inviting reception rooms: a study ideal for working from home, a spacious charming sitting room with exposed beams and a fireplace, and a generous dining/family room that flows effortlessly from the kitchen—perfect for entertaining and family meals. This light-filled space is enhanced by bi-fold doors at both the front and rear, creating a wonderful connection with the gardens.

The heart of the home is a large, well-equipped kitchen with ample cupboard space, granite worktops, and a utility room to keep life organised and clutter-free. Upstairs, there are four comfortable double bedrooms. The principal suite is a true retreat, featuring a stylish en-suite shower room and a Juliette balcony overlooking the countryside beyond.

Outside, the attractive gardens wrap around the home, offering both privacy and beautiful spaces for outdoor living. A covered seating area extends from the sitting room, providing the perfect spot to relax and enjoy a coffee. There is ample parking for three cars along with a timber garage.

Lovingly maintained by the current owners for 27 years, this much-loved home has been the backdrop to decades of happy family life. Whether you're looking for space to grow, room to entertain, or simply a peaceful place to call home, this property offers it all in a truly idyllic Dorset setting.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a good sized welcoming reception area with built in cupboards for coats, boot and shoes. For practicality and appearance the floor is laid to tiles. Doors lead off to a generously sized study, which could be tailored to suit your own needs and to a large double aspect sitting room. This room retains character features, such as exposed ceiling beams, upright timber supports and an open fireplace with a timber beam - just perfect for chilly winter evenings. A central staircase rises to the first floor and double doors open to a covered seating area to the rear, which catches the late afternoon and evening sun. You will also find a door into the kitchen.

The kitchen has a view over the front garden and over the side alfresco dining area. It is fitted with a range of wood units that give warmth and character to the room and there is a generous amount of granite work surfaces with a matching upstand and Belfast style sink with a swan neck mixer tap. You will find an integrated dishwasher, a range style cooker and space for a fridge/freezer. For appearance and practicality, the floor has been laid to stone tiles, which continue into the utility room and the dining/family room. The utility is fitted with floor cupboards, shelves and wood work surfaces with a matching upstand and has plumbing for a washing machine.

Truly the centre stage of the home, is the fabulous, spacious combined dining and family room that opens seamlessly from the kitchen. With the bi-folding doors to the front and rear gardens, it is certainly an indoor, outdoor room that is a wonderful place for entertaining or family gatherings.

First Floor

On this floor you will find four double bedrooms, all enjoying an outlook over the surrounding countryside and the principal bedroom has a Juliette balcony, built in wardrobes and an en-suite shower room that is fitted with a contemporary and stylish suite. There is also the family bathroom, which is fitted with a modern suite consisting of a bath with an electric shower above, pedestal wash hand basin and WC.

Outside

Garage and Parking

From the lane double timber gates open to a drive that is laid to stone chippings and provides parking for at least three cars and leads up to the garage. This is timber construction, in keeping with the area and has

double doors opening out from the front. There is also an attached store.

Garden

The property sits in a large plot with a good sized garden to the front where there is a gravelled path that leads from the drive along the front of the house. The rest of the frontage is laid to lawn with established shrub and flower beds as well as trees. It is enclosed in part by a picket fence. There is access to the large rear garden from both sides of the house. It is mostly laid to lawn with raised beds that are retained by low stone walls and planted with mature trees, shrubs and flowers. You will also find a paved seating area plus a covered seating area to the back of the house. The garden enjoys excellent privacy and a sunny aspect.

The Location

Melcombe Bingham

Melcombe Bingham is a picturesque rural village nestled in the rolling hills of Dorset, surrounded by unspoilt countryside and scenic walking trails, including the nearby Dorsetshire Gap. Steeped in history and offering a peaceful, close-knit community, the village is ideal for those seeking a slower pace of life. The neighbouring village of Ansty has a general store with post office, a village hall, a church, and the Fox Inn pub. There is also Cheselbourne Primary School, which is a short distance away

Despite its tranquil setting, Melcombe Bingham benefits from convenient access to nearby towns: it lies around 8 miles from Blandford Forum, known for its Georgian architecture and lively market; approximately 10 miles from Dorchester, the county town offering a wide range of shops, restaurants, and cultural attractions; and about 12 miles from Sherborne, famous for its historic abbey, boutique shops, and excellent schools.

This charming village perfectly balances rural serenity with easy access to essential amenities and surrounding towns.

Useful Information

Energy Efficiency Rating E

Council Tax Band F

uPVC Double Glazing

Oil Fired Central Heating

Mains Drainage

Freehold

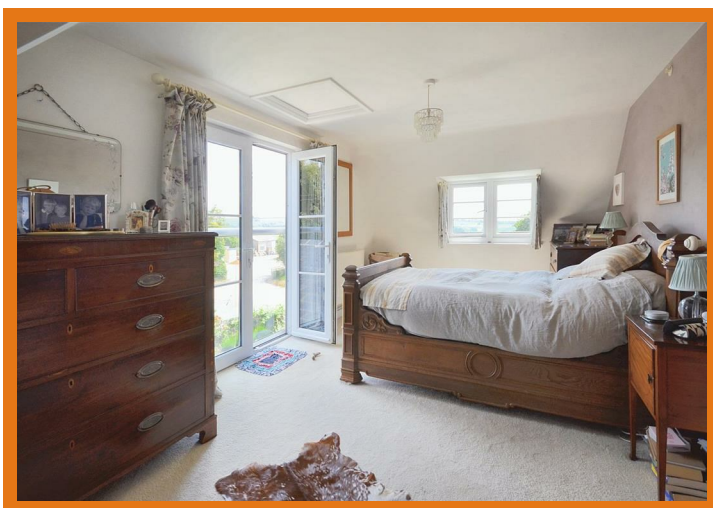
No Onward Chain

EV Charger

Directions

Postcode - DT2 7NZ

What3words - chainsaw.onlookers.profile



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.