



**AUSTIN**   
**ESTATE AGENTS**



## Hare Cottage

Winterbourne Abbas

Dorchester

Dorset

DT2 9LW

£390,000

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### SUMMARY

- Detached Barn Conversion
- Three Double Bedrooms
- Light & Airy Accommodation
- Finished to a High Specification Throughout
- Contemporary Kitchen / Diner
- Contemporary Bathroom / Wetroom
- Double Glazing & Gas Central Heating
- Enclosed Garden
- Driveway & Carport
- Sought After Winterbourne Abbas Location







## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

**Lounge** 12' 4" x 11' 8" plus recess (3.75m x 3.56m plus recess)

**Kitchen / Diner** 19' 1" max x 14' 1" max (5.81m max x 4.30m max)

**Ground Floor Cloakroom**

### FIRST FLOOR

**First Floor Landing**

**Bedroom One** 9' 11" max x 15' 3" max (3.01m max x 4.66m max)

**Bedroom Two** 10' 7" max x 11' 7" max (3.23m max x 3.53m max)

**Bedroom Three** 10' 9" x 7' 6" (3.28m x 2.28m)

**Bathroom** 9' 11" x 4' 10" (3.01m x 1.47m)

### OUTSIDE

**Garden**

**Carport**

**Enclosed Garden Shed**

**Driveway**

## THE PROPERTY

Austin Estate Agents are delighted to offer for sale 'Hare Cottage'. This detached former barn is nestled within the village location of Winterbourne Abbas, with all of the main rooms finished to an excellent standard including engineered oak flooring to the ground and first floors, modern downlights and contemporary fixtures and fittings whilst enjoying pleasant views over the parish church. Externally, cob walls and timber cladding add to the property's kerb appeal.

On the ground floor, the entrance door gives access to the open plan living accommodation. To the right, the kitchen / diner is a spacious room with a front aspect window overlooking the enclosed garden. The kitchen features a contemporary range of base and eye level units with integral hob, oven and stylish extractor canopy. There is ample room for additional domestic appliances as well as a dining table and chairs. To the left, the carpeted lounge area enjoys dual aspect natural light to the front and side with stairs ascending to the first floor and a useful understairs cupboard underneath. A ground floor WC is another valuable addition to this well planned conversion.

To the first floor the attractive landing hosts doors to the three double bedrooms and bathroom. All of the bedrooms overlook the garden to the parish church beyond, with bedrooms one and two also benefitting from built in storage. The bathroom / wetroom is contemporary in design, being fully tiled with a contemporary white suite comprising shaped panelled bath, vanity wash hand basin and WC. To the side of the bath is a shower area.

Externally, the barn is set well back from the main road and boasts a fully enclosed garden to the front with a lawned area surrounded by raised beds. Porcelain tiles provide a pathway as well as a patio area adjacent to the property. A right of way over the neighbouring property's driveway gives access to a carport and enclosed garden shed with space for off road parking in front of the carport / shed area.

The barn is located in the village of Winterbourne Abbas, a short drive from the county town of Dorchester. The village of Winterbourne Abbas has a first school, petrol station, small supermarket, public house, church, and bus route. It is well positioned for convenient access to Dorchester, with its mainline railway station to London, county hospital and array of restaurants, boutique shops, high street stores and museums.

For further information or to make an appointment to view the property, please contact Austin Estate Agents.





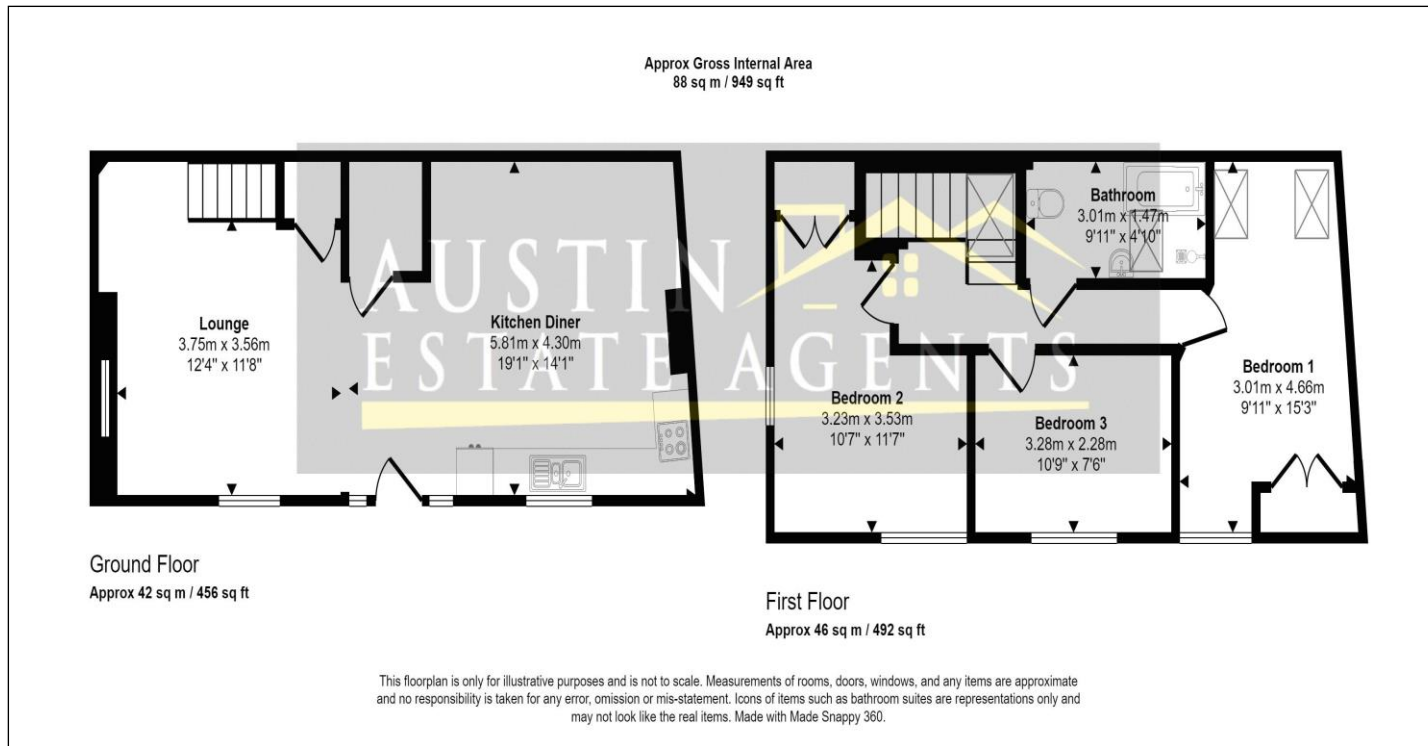








## FLOORPLAN:



**COUNCIL TAX RATING: D**

**TENURE: Freehold**

## LOCATION:



## EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	75   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.