



North Square

Chickerell Village

Weymouth

Dorset

DT3 4DX

Offers in excess of £435,000

SUMMARY

- Charming Detached 300 Year Old Cottage
- Four Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Ground Floor Bathroom & First Floor WC
- Gas Central Heating
- Rear Courtyard Garden
- Off Road Parking
- Idyllic Chickerell Village Location
- Close to Local Shops & Amenities





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Dining Room 9' 7" x 16' 2" (2.91m x 4.94m)

Kitchen 4' 10" x 16' 7" (1.48m x 5.06m)

Lounge 14' 2" x 16' 4" (4.31m x 4.97m)

Reception Room 15' 5" x 10' 5" (4.69m x 3.17m)

Bathroom 7' 8" x 11' 0" (2.34m x 3.36m)

WC

FIRST FLOOR

First Floor Landing

Bedroom One 13' 10" x 16' 9" (4.22m x 5.11m)

Bedroom Two 10' 1" x 10' 8" (3.07m x 3.25m)

Bedroom Three 7' 6" x 10' 6" (2.28m x 3.21m)

Bedroom Four 7' 4" x 10' 6" (2.23m x 3.21m)

WC

OUTSIDE

Rear Courtyard Garden

Shared Gravel Driveway

THE PROPERTY

We are delighted to offer for sale a charming cottage, situated in a idyllic village location with conservation status, opposite St Mary's Parish Church in Chickerell. The property is around 300 years old, and as such offers many character features including beamed ceilings, flagstone flooring and an Inglenook fireplace. The accommodation within includes four bedrooms (potential for five), three reception rooms, ground floor bathroom and WC as well as a first floor WC with gas central heating throughout.

From the attractive stable entrance door, access is gained into the dining room. This room oozes with cottage character from beamed ceilings, window seats and original wooden floorboards. An opening naturally flows to the kitchen, which is tastefully fitted with a range of eye level and base units. There is ample space and plumbing for additional domestic appliances. A front aspect window provides a pleasant outlook over the surrounding area. The spacious lounge is also found to the front of the cottage and is another delightful room, boasting amongst the plethora of character features, an Inglenook fireplace with a large window offering pretty views.

At the rear of the property is an additional reception area. The morning room enjoys flagstone flooring with windows and double opening doors overlooking and leading to the rear courtyard garden. From this room access is gained to an inner hallway where the bathroom can be found. The well proportioned bathroom is spacious enough to house a panelled bath, wash hand basin, WC and large independent shower cubicle with complementary tiling and opaque glazed window to the rear aspect. An additional WC is found in an adjacent room.

The first floor landing hosts a storage recess area and doors to the four bedrooms and WC with low-level WC and wash hand basin. Bedroom one is very spacious with windows to the front and rear aspects, and could be converted into two separate bedrooms. Bedroom two is situated to the rear, whilst bedrooms three and four are found to the front. All of these rooms are pleasantly decorated, in keeping with the cottage's style.

Externally, the rear courtyard offers built-in storage units to the rear, alongside a raised decking area. Our current vendors have lived here for 22 years and although the property does not come with an allocated parking space, all of the property owners always park their cars in the same place, in an off road, shingle driveway. Please note the property does not come with the garage, which belongs to a neighbouring property.

Located in an idyllic setting opposite to Saint Mary's Parish Church in old Chickerell village. This picturesque setting is located nearby to a good selection of amenities including a convenience store, library, doctor's surgery and chemist, well regarded public houses and schools. Regular bus services are close by providing access to surrounding areas.

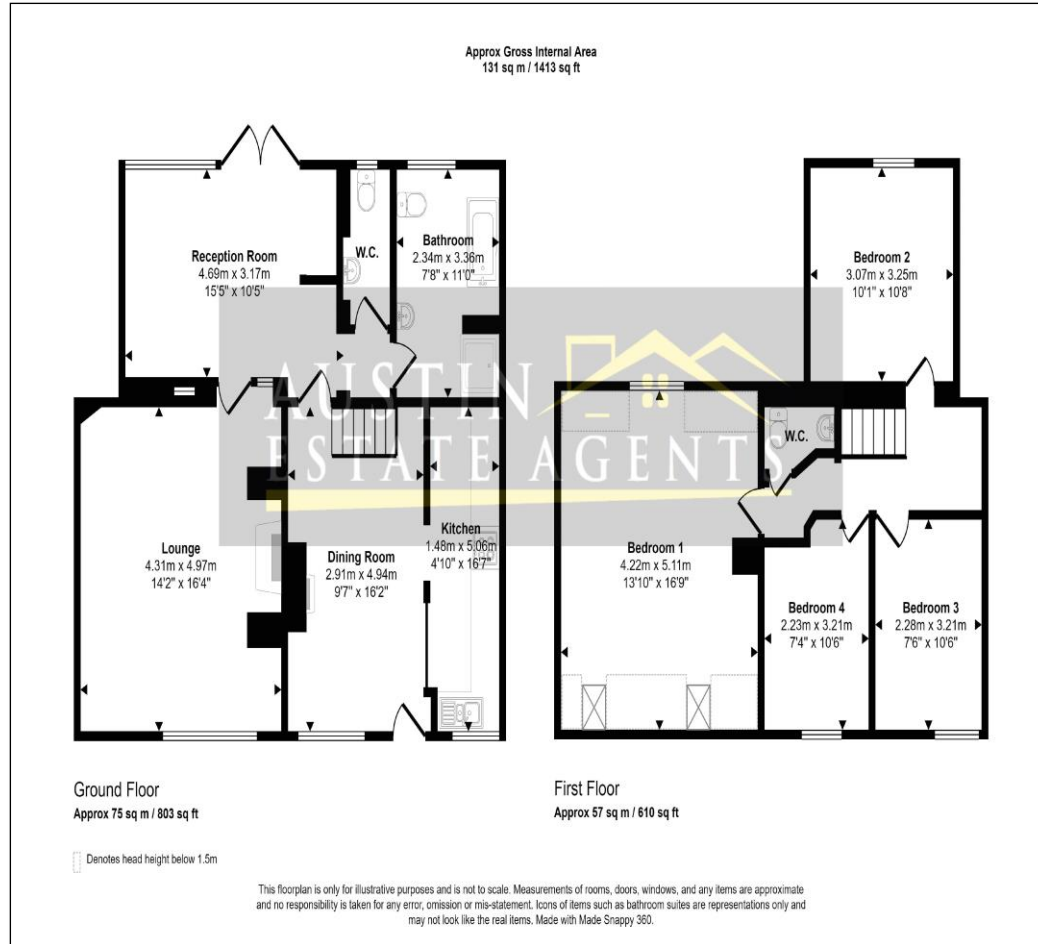
For further information, or to make an appointment to view this beautiful cottage, please contact the team at Austin Estate Agents.







FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: C TENURE: Freehold

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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.