



STAGS
FOR SALE
01308 428000



Woodpeckers,

Woodpeckers,

Frogmore Lane, Toller Porcorum, DT2 0DJ

20 minute drive to the sea at Hive Beach

Stunning architect designed village house with four double bedrooms, 3 bathrooms, two large reception rooms, garage and driveway. Chain free

- Village House
- Four double bedrooms
- Integral garage and driveway
- Chain Free
- Freehold
- Quiet location
- 3 bathrooms and downstairs WC
- South facing garden
- Council tax band F

Guide Price £725,000

Situation

Toller Pocorum is a very peaceful and sought after village surrounded by lovely rolling countryside. There is a new trail which allows you to walk or cycle to Bridport and surrounding areas. The immediate area is designated one of Outstanding Natural Beauty and there are numerous nearby footpaths offering wonderful walking opportunities. Local amenities include a post office/shop, church, village hall and playing fields. The Kingcombe Meadow Nature Reserve is also nearby.

The larger village of Maiden Newton is only a few miles away with a very good range of everyday shops and amenities together with a railway station. The market towns of Bridport and Dorchester are both within about 10 miles whilst Yeovil is also within easy driving distance. The beautiful World Heritage coastline is just 15-20 minutes drive.

Description

A beautiful architect designed detached house in a quiet village location. Benefitting from four double bedrooms, two large reception rooms and a garage. The gardens are designed to be low maintenance but could easily be transformed to create borders and beds for colour and structure if preferred.



Accommodation

The ground floor offers stunning, light and spacious accommodation. The front door opens into a lobby area with full length window designed to allow natural light to flood the impressive space. An open plan shaker style kitchen and spacious dining area create a sociable space for informal living and dining, with a handy utility room and downstairs WC.. Double doors into the spacious sitting room can be left open for a more informal open -plan feel or closed off to give two separate reception rooms. A central wood burning stove provides a warming focal point whilst glass double doors lead directly to the South facing rear garden.

Upstairs are four double bedrooms, two of which are ensuite and one has an impressive vaulted ceiling with the potential to add a mezzanine floor if desired. A family bathroom services the other two bedrooms.

The rear garden is south facing and enjoys a sunny aspect. It has been tiered and gravelled for ease of maintenance, but could easily be turned over to lawn with herbaceous borders if preferred, currently it is a blank canvas to create a space as desired.

At the front of the house is a driveway and a single garage with electric door and an integral door to the utility room making it ideal for unloading shopping without having to go through the main house.

Services

oil fired central heating, mains drainage and water. Underfloor heating to the ground floor.

Directions

On entering the village of Toller Porcorum from the A356 proceed through the village turning sharp left just before the post office on your right hand side. Woodpeckers will be found on your right hand side just after the turning. Please feel free to park on the driveway for your viewing.

Directions

Strictly via the agent, please call our office to arrange an accompanied viewing.

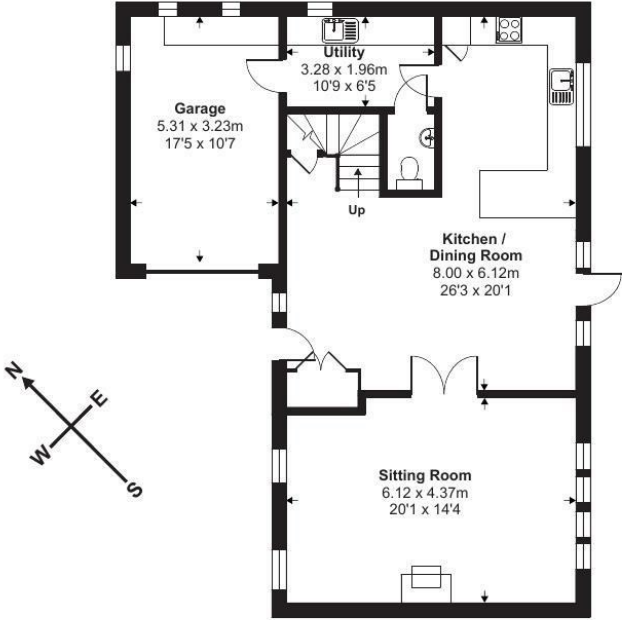
Agents Note

The property is being sold chain free.

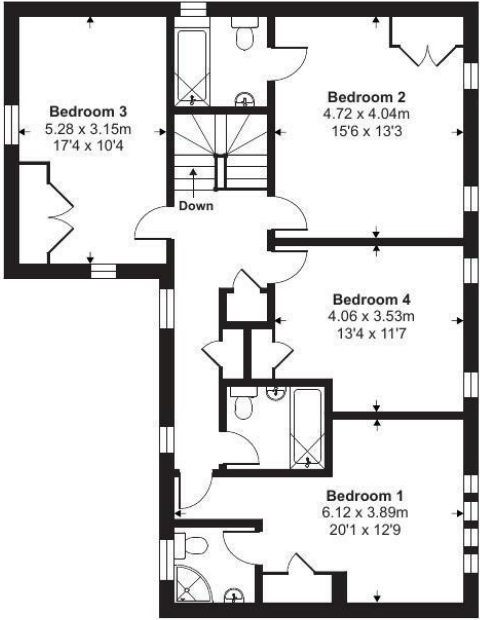


Approximate Area = 2024 sq ft / 188 sq m (includes garage)

For identification only - Not to scale



Ground Floor

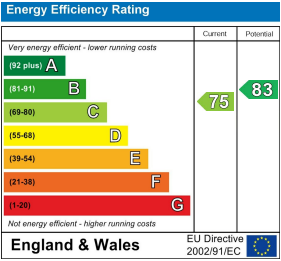


First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024. Produced for Stags. REF: 1088280

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000