



MEYERS
FAMILY RUN ESTATE AGENCY



Wynford Eagle

Dorset

£290,000

This charming two bedroom character cottage is set in the idyllic location of Wynford Eagle. The property has beautiful rolling countryside views to the rear and has an additional garden with log cabin perfect for relaxation. It has two reception rooms with log burner and Rayburn, conservatory and off road parking. This property must be viewed to appreciate it's stunning setting and wealth of character.

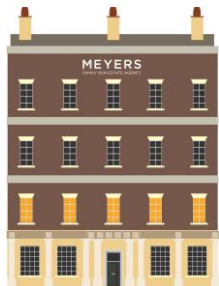


Wynford Eagle

Dorset

Summary of Features

- > Character Cottage
- > Two Bedrooms
- > Two Reception Rooms
- > Conservatory
- > Front and Rear Gardens
- > Countryside Views
- > Additional Garden with Log Cabin
- > Parking



Porch

Front aspect front door, door into lounge.

Lounge

11' 11" (into recess) x 10' 11" (3.63m x 3.32m)

Front aspect door, front aspect double glazed window with shutters, feature beam, feature brick inglenook fireplace with log burner, wall lights, radiator, wooden floor, television point.

Dining Room

11' 0" to under stairs x 9' 10" (3.35m x 2.99m)

Built in oil fired Rayburn, ceramic tiled floor, stairs to first floor.

Kitchen

14' 11" x 6' 1" (4.54m x 1.85m)
Range of wall and base units with roll top work surface over, space and plumbing for washing machine, built in electric oven with ceramic hob over, ceramic sink unit with mixer tap, extract fan, built in dishwasher, space for fridge/freezer, radiator, inset spot lights to ceiling, under unit lighting, ceramic tiled floor, rear aspect windows, velux window.

First Floor Landing

Part galleried landing, storage cupboard.

Bedroom One

11' 9" x 11' 0" into recess (3.58m x 3.35m)

Front aspect double glazed window with shutters, coved ceiling, loft access, built in wardrobe, laminate flooring.

Bedroom Two

10' 3" x 6' 3" (3.12m x 1.90m)

Rear aspect double glazed window with shutters and views of countryside, coved ceiling, radiator, built in airing cupboard with central heating controller, laminate floor.

Bathroom

Suite comprising bath with shower attachment over, bi-fold shower screen, wash hand basin, W.C., inset spot lights, partially tiled, ceramic floor tiles, rear aspect double glazed window with countryside views, side aspect double glazed window.

Front Garden

Enclosed garden with pathway to side and front of the property, range of mature flowers and shrubs, mature roses around front door, lawn area.

Rear Garden

Mostly laid to lawn, range of mature flower beds and planting, mixture of shrub and tree life, oil tank, side pathway to front of property, gate providing side access into extended garden, far reaching countryside views.

Extended Garden

Fully enclosed with steps down to summer house, fruit trees, area for growing vegetables, small poly tunnel, log cabin.

Log Cabin

Two front aspect windows, built in log burner.

Storage Shed

Providing storage for garden tools etc.

Parking

Off road parking for two vehicles.

EPC Rating F



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Directions

From Dorchester From Top O Town roundabout head north down The Grove. At roundabout take the second exit onto the A37. Continue on this road for approximately 3 and a half miles, branch left signposted Frampton and Maiden Newton. Continue on this road for approximately 3 and a half miles, turn left, turn right.

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