



I WADDOCK FARM COTTAGES

Dorchester, DT2 8QY

Price £435,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

With much charm and character Mayfair are delighted to offer for sale this extended three bedroom semi detached cottage situated in the hamlet of Waddock in the county of Dorset. The property benefits from a large plot with off road parking for three to four vehicles, a workshop and separate garden studio. Internally the house offers well proportioned accommodation with many character features and a lovely conservatory which overlooks the rear garden.

Situation

Waddock Farm Cottages are situated in a convenient location close to the villages of Crossways and Moreton. Crossways benefits from a first school, two convenience stores, library and doctors surgery. The railway station at Moreton is approximately 1.5 miles distance with trains to London Waterloo and Dorchester. The historic county town of Dorchester with it's range of shopping, entertainment, leisure facilities and well regarded schools is approximately 8 miles distance.

The local area

Dorchester 8 miles

Weymouth 12miles

Jurassic Coast 9 miles

All measurements are approximate according to Google Maps

Local Authority

Dorset Council Tax Band: D

Tenure: Freehold

EPC Rating: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		28	54
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

This charming character cottage is being sold for the first time for over thirty years and offers prospective buyers flexible accommodation over two floors. Entry to the property is from the rear garden via the conservatory which gives lovely views of the rear garden and has an attractive tiled floor.

From the conservatory there is access to the dining room which has a tiled floor and stairs with wrought iron bannisters to the first floor. There is a feature painted brick chimney breast with a multi fuel burner and there is room for a good size dining table. From here a door leads to the the country style kitchen with attractive fitted cabinets, Belfast style sink and wooden worksurfaces. There is room for a slot in cooker, fridge and further space and plumbing for a washing machine and dishwasher. A stable door leads to the front of the house and a window gives natural light. Also from the dining room there is a door to an inner lobby and useful ground floor cloakroom with a low level WC and wash hand basin.

From the dining room is the first of two sitting rooms. This is a cosy room with a wood burning stove as a feature, attractive polished wooden floors and a window overlooking the rear garden. Double doors lead to a second sitting room which is a light room with french doors to the side garden and a further window to the rear. This room also has a polished wooden floor.

Stairs lead to the first floor where the landing leads to bedroom two which has a window to the rear and a feature fireplace and hearth. All the bedrooms have polished wooden floors. Double doors lead to bedroom one which has a double aspect with windows to the side and rear. Bedroom 3 is at the front of the house and has an airing cupboard housing the hot water cylinder. The bathroom is extremely spacious and has a large walk in shower cubicle, separate panel bath, pedestal wash hand basin and close coupled WC. The walls are partly tiled and wood panelled and natural light is given by the front aspect window.

The large rear garden is a feature of the property is laid to lawn with an abundance of mature plants shrubs, trees and extends to the side of the house. There is a timber decking area, a fish pond and a further paved patio. A driveway gives parking for three/four vehicles and there is a workshop with power and light and a greenhouse. Steps lead to a further raised area of garden with a large timber built studio/cabin with power and an outside tap.

Material Information..

Additional information not previously mentioned

- Mains electric, LPG Gas, Mains Water.
- No water meter
- Sewerage by private treatment plant at Waddock Farm.
- Flooding in the last 5 years or not. No
- Broadband and Mobile signal or coverage in the area. Wessex Internet

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

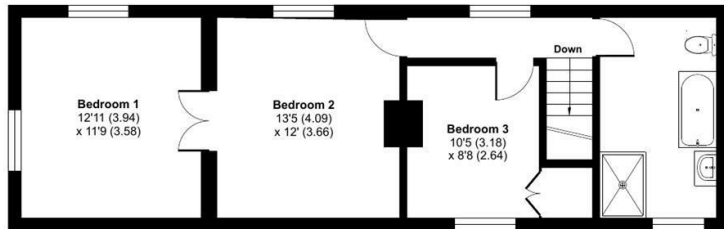
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

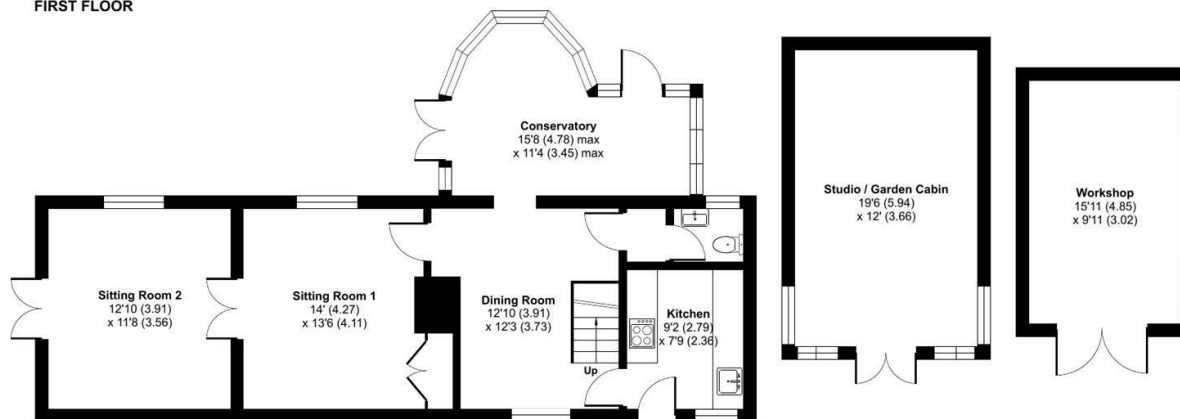
flood-map-for-planning.service.gov.uk/location

Waddock Farm Cottages, Waddock, Dorchester, DT2

Approximate Area = 1349 sq ft / 125.3 sq m
 Workshop = 160 sq ft / 14.8 sq m
 Studio / Cabin = 234 sq ft / 21.7 sq m
 Total = 1743 sq ft / 161.8 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Mayfair Town & Country. REF: 1050820



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
 Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

