



Instinct Guides You



## Brownes Place, Dorchester, DT2 9TJ £168,000

- Shared Ownership
- No Onward Chain
- Village Location
- Allocated Parking
- Conservatory
- Cul-De-Sac
- Three Bedrooms



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Offered with no onward chain a 70% shared ownership home set within the peaceful village of Frampton, surrounded by beautiful Dorset countryside, this three-bedroom semi detached home offers spacious accommodation, a conservatory, a generous garden, and off-road parking for two cars. The property enjoys a quiet residential setting within easy reach of Dorchester and Maiden Newton, combining village charm with convenient access to nearby amenities and transport links.

The ground floor features a fitted kitchen with ample work surfaces, integrated oven and hob, and space for appliances. The sitting and dining room is a generous open-plan space with a feature fireplace and sliding doors that open into the conservatory, allowing natural light to flood through and providing direct access to the rear garden. The conservatory offers an additional space ideal for relaxing whilst enjoying pleasant views over the garden.

Upstairs, the property comprises three bedrooms, with two doubles and a single, all served by a family bathroom fitted with a white suite including bath with shower over, wash basin, and WC. Each room benefits from good natural light.

Externally, the rear garden offers a mix of lawn and decked seating area, creating a versatile outdoor space ideal for family use or summer dining. The garden is enclosed for privacy and security. To the front, there is a small lawned area and driveway providing off-road parking.

Situated within the highly regarded village of Frampton, the home provides easy access to local countryside walks and the River Frome, while Dorchester lies just a short drive away offering a wide range of shops, schools, and transport links including direct rail services to London Waterloo. This property presents a fantastic opportunity for those seeking a home in a desirable village setting with practical living space and attractive outdoor areas.

**Sitting Room/Dining Room 16'0" x 14'6" (4.9 x 4.42)**

**Kitchen 9'10" x 9'3" (3.02 x 2.84)**

**Conservatory 12'4" x 8'5" (3.76 x 2.59)**

**Bedroom One 12'9" x 8'9" (3.91 x 2.69)**

**Bedroom Two 11'1" x 8'11" (3.4 x 2.74)**

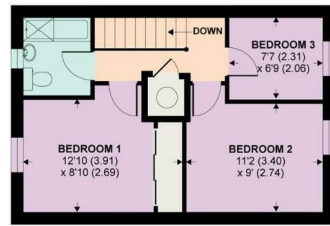
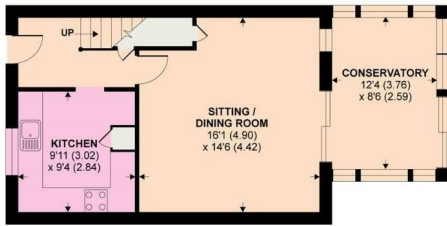
**Bedroom Three 7'6" x 6'9" (2.31 x 2.06)**

#### **Lease & Rent Information**

The vendor informs us that there is a 125 year lease which commenced in 1992, rent payable for the 70% share is £166.18 per month, housing association is magna, there is a section 157 notice which means you have to live or worked within Dorset for 3 years or longer to be eligible.

We recommend a solicitor check these details before incurring costs.





| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          | <b>89</b>               |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| <b>49</b>                                   |                         |
| England & Wales                             | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|
| Current   | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>  |                         |
| (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>   |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
|   |                         |
| England & Wales   | EU Directive 2002/91/EC |