



4 WELLMANS CORNER

Evershot, DT2 0LE

Price Guide £440,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Nestled in the charming village of Evershot, Dorchester, this delightful detached house at Wellmans Corner offers a perfect blend of comfort and tranquility. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining friends and family. The house features a well-appointed bathroom. Additionally, the property boasts a dedicated home office, making it an excellent choice for those who work remotely or require a quiet space for study. Outside, the pretty gardens enhance the appeal of this home, providing a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air. The property also includes a single garage, adding to the convenience of living in this desirable location. Evershot is a popular village known for its picturesque surroundings and community spirit, making it an excellent place to call home. This property presents a wonderful opportunity to enjoy a peaceful lifestyle while being within easy reach of local amenities and the beautiful Dorset countryside.

Situation

Beaminster - 7.3 miles

Yeovil Junction Station - 8.2 miles Mainline railway service to London Waterloo.

Bridport - 12 miles

Dorchester - 13 miles Mainline railway service to London Waterloo.

Mileages approximate.

The local area

Evershot is a picturesque village in the heart of Dorset with a wonderful history, including links to Thomas Hardy. Although the village has a small population there are ample amenities including a primary school, village shop/post office, award winning pub, Summer Lodge Hotel which has Relais & Châteaux status, bakery and village hall. Nearby is Ilchester Estate which has lovely walks through the deer park. The village is conveniently placed about 7 miles from Yeovil, 13 miles from Dorchester and 12.5 miles from Sherborne, all of which have mainline train stations. The larger village of Maiden Newton is just over 6 miles away and has railway links to London. There is also an excellent selection of private and state secondary schools in the local area.

Local Authority

Dorset Council Tax Band: D

Tenure: Freehold

EPC Rating: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



PROPERTY DESCRIPTION

Entrance Hall

Timber effect Karndean flooring, radiator and understairs cupboard.

Cloakroom

Suite comprising low level w/c, hand basin, radiator and tiled walls.

Spacious Open Plan Accommodation

This is the hub of this lovely property and comprises Kitchen/Living Room/Conservatory

Living Room

An attractive room dual aspect space ideal for relaxing or reading a good book after a long walk in the surrounding countryside.,2 radiators and fireplace with wood burner. Karndean flooring.

Kiktchen

Good range of cupboards and drawers, double bowl sink unit ,breakfast bar, fitted 5 ring hob, extractor fan ,two fitted ovens, fitted fridge and freezer. Archway to conservatory. A great room for entertaining friends and family .Karndean flooring

Conservatory/Garden Room

Overlooking the rear gardens, door to gardens and 2 radiators .Karndean flooring.

First Floor

Landing

Radiator and airing cupboard.

Bedroom One

Radiator and double wardrobe.

Bedroom Two

Radiator and double wardrobe.

Bedroom Three

Radiator and wardrobe.

Bathroom

Suite comprising shower cubicle ,hand basin, low level w/c ,tiled walls and heated towel rail.

Outside

Single Garage in adjacent block

Gardens

Front garden with useful Home Office with electric radiator, mature trees, lawn, terrace and shrubs. Access to rear garden. Outside boiler. Pretty rear gardens with paved terrace and steps to small stream .Small lawned areas and variety of shrubs.

Material Information_

Additional information not previously mentioned

- Mains electric and water.
- Oil fired central heating
- Sewerage,mains
- Broadband and Mobile signal or coverage in the area.

Council Tax Band D

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

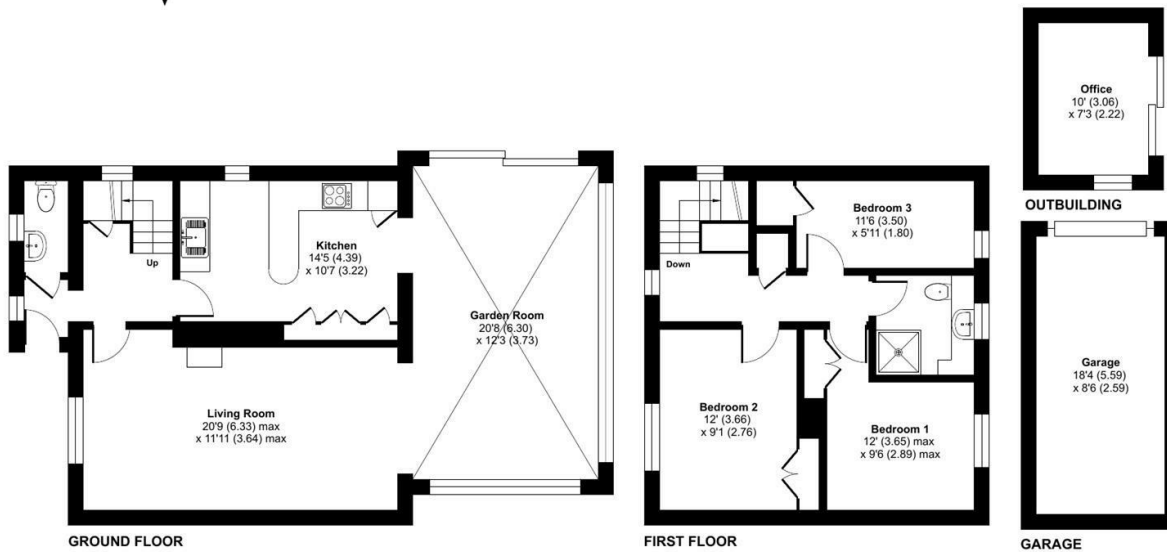
Flood Information:

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

Wellmans Corner, Evershot, Dorchester, DT2

Approximate Area = 1214 sq ft / 112.7 sq m
Garage = 156 sq ft / 14.4 sq m
Outbuilding = 73 sq ft / 6.7 sq m
Total = 1443 sq ft / 133.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Mayfair Town & Country. REF: 1435316



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)

