PARKERS

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Independent Property Consultants and Valuers







Godmanstone, Dorchester

Price guide £600,000

Nestled within an area of outstanding natural beauty, this beautifully presented three-bed detached, and elevated property enjoys lovely views of the countryside with impressive accommodation including a sitting room, kitchen/diner and separate utility room, three double bedrooms, one benefiting from en-suite facilities, family bathroom and separate shower room. Externally, the home enjoys a fully enclosed and beautifully landscaped rear garden, measuring approximately half an acre and driveway to the front offering ample off-road parking. EPC rating E.

- Beautifully presented three-bedroom detached property
- Elevated position with lovely countryside and valley views
- Situated within an Area of Outstanding Natural Beauty
- Spacious sitting room with French doors opening onto the garden
- Well-appointed kitchen/diner with breakfast bar and dining area

The Lilacs Godmanstone, Dorchester, DT2 7AH

Situation:

The Lilacs is situated in the small village of Godmanstone, West Dorset, an AONB. The village has an organic farm shop, café and the surrounding area provides a number of footpath walks incorporating Godmanstone and nearby villages such as Cerne Abbas, Piddle Valley and Sydling St Nicholas.

The nearby county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities. Two cinemas, several museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. The catchment schools are highly rated and very popular with those in and around the Dorchester area. Doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns.

Description:

On approaching this impressive home, a generous driveway provides plentiful off-road parking. A part-glazed door opens into the welcoming hallway, offering access to the spacious sitting room and kitchen/diner. The sitting room is an inviting space, decorated in calming tones and featuring wood-effect flooring. An attractive fireplace with surround and mantel creates a focal point, while plentiful natural light floods the room through the French doors opening onto the garden.

The kitchen/diner has been tastefully fitted with a range of base-level units with solid wooden work surfaces over. There is space for a freestanding range cooker, while a breakfast bar and generous dining area provide an excellent space for entertaining. A separate utility room serves the kitchen and provides an additional sink, storage, an integrated washing machine and space for further appliances. Access is also provided to the WC and the newly updated, stylish double bedroom, which benefits from its own private access and en-suite facilities. This versatile space offers a range of possibilities, whether used as a comfortable guest bedroom, an Airbnb/short-term rental opportunity, or even as a dedicated home-working space or home business. From the hallway, stairs rise to the first floor, housing two generously sized double bedrooms, both enjoying uninterrupted valley views, along with a family bathroom and separate shower room.

Externally, there is an impressive, landscaped rear garden extending to approximately half an acre. The garden has been thoughtfully designed to create several distinct areas, including multiple seating spaces. The first area is a large patio with railway sleepers and raised flower beds. From here, you are led to a spacious area of lawn and shingle, featuring a pond, vegetable patch, mature trees and shrubs, and a selection of fruit trees. Additionally, two log stores and a large shed provide excellent storage.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council Tax Band E.

Please note the council tax band has an improvement indicator on it which means the council tax may be subject to change following improvements made to the property.







Flood Risk:
Enquire for up-to-date details or check the website for the most current rating.

https://check-long-termfloodrisk.service.gov.uk/risk#

Mobile & Broadband:
At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit: https://checker.ofcom.org.uk.

Agents Notes:
Please note that the property benefits from shared access with the neighbouring property.

There is also a right of way over a neighbours drive to access The Lilacs Garden from the side.

Wessex Broadband own the cables for the full fibre broadband in the village and are the sole provider of the full fibre broadband to the property. Other providers can be used for standard broadband.

Services:
Mains electricity, water and drainage are connected.
LPG fired central heating.

Stamp Duty:
Stamp duty is likely to be payable on this property dependent upon your circumstance.
Please visit the below website to check this.

https://www.tax.service.gov.uk/calculate-stamp-duty-landtax/#!/intro

Videos and Photography
Photography or video recording is not permitted during a viewing unless agreed in advance with the seller via the a representative of Parkers.







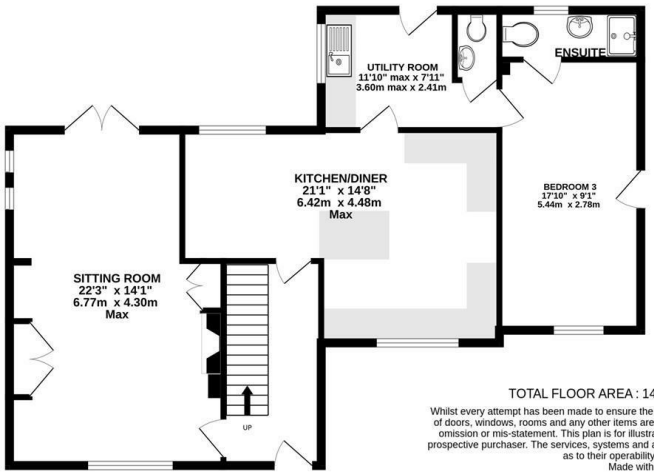
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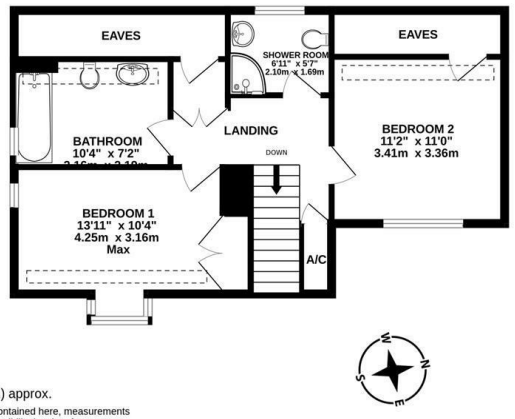
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GROUND FLOOR
909 sq.ft. (84.5 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1462 sq.ft. (135.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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