



Blades
Alton Pancras
£600,000 Price Guide



Found in an Area of Outstanding Natural Beauty, this five-bedroom, three-bathroom detached family home is ideally designed for versatile or multi-generational living. The property has been thoughtfully and tastefully renovated throughout by the current owners, creating a harmonious blend of modern living within a rural setting, additionally, the home benefits from plentiful storage solutions throughout. Externally, it sits on a generously sized plot, with ample off-road parking to the front and a rear garden featuring an elevated garden office, perfectly positioned to take advantage of the surrounding countryside views. EPC Rating: E.

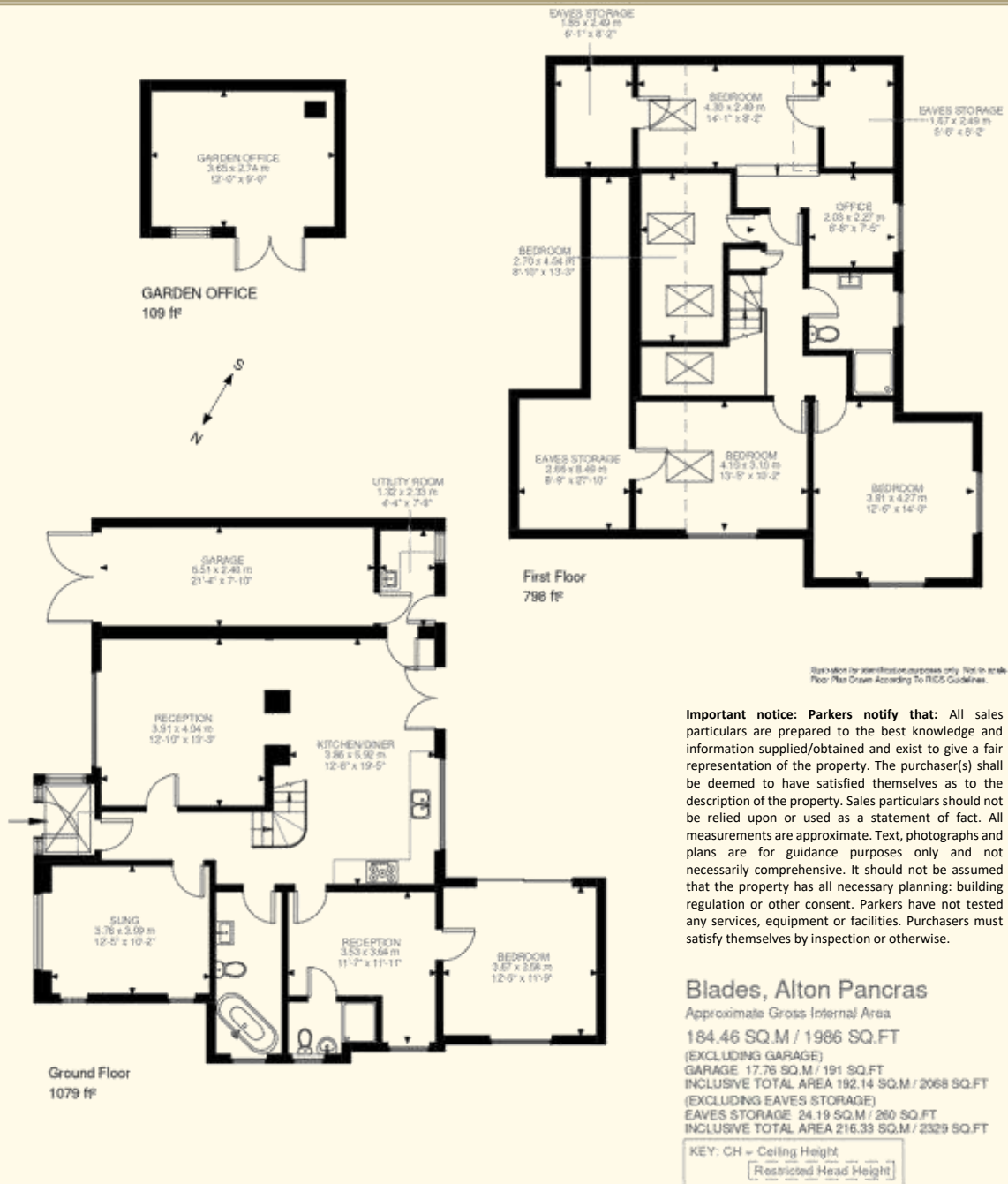
Nestled in the heart of the Dorset countryside, Alton Pancras is a charming rural village offering a peaceful and picturesque setting. Surrounded by rolling hills and scenic walking routes, the area combines traditional village character with easy access to nearby Dorchester for amenities and transport links. Ideal for those seeking a tranquil countryside lifestyle, the village boasts a strong sense of community and an abundance of natural beauty, making it a delightful place to live or visit. Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.



On approaching this charming home, a generously sized pebbled driveway, framed by lawn, mature trees and established planting, creates an attractive first impression, leading to the garage and a part-glazed entrance porch. Inside, the welcoming hallway sets the tone, with wood-effect Karndean flooring flowing seamlessly throughout the principal living spaces. The open-plan kitchen forms the true heart of the home, beautifully appointed with modern shaker-style cabinetry, oak work surfaces, and an inset double Belfast sink, alongside a double electric oven and five-ring hob with splashback tiling. A striking exposed brick fireplace, housing a double-sided wood burner, provides a wonderful focal point and enhances the home's character. A dual-aspect snug offers a cosy yet light-filled retreat, while a well-equipped utility room provides additional storage and access to both the garden and the garage.

The ground floor further benefits from a versatile bedroom suite with direct garden access, its own reception area, and a shower room, ideal for guests or multi-generational living, alongside a beautifully presented family bathroom featuring a freestanding roll-top bath. Upstairs, four well-proportioned bedrooms, all enjoying picturesque countryside views, are served by a contemporary shower room.

Externally, the impressive rear garden is a particular highlight, with thoughtfully designed elevated seating areas to take full advantage of the surrounding landscape, complemented by the versatile garden office. complete with light, power, Wi-Fi, and running water. To the front, the property offers ample off-road parking for multiple vehicles and a double garage with barn-style doors, completing this exceptional countryside home.



Agents Notes:

The property is subject to restrictions and covenants in relation to the paddock located at the rear of the garden. There are rights of way on this property for drainage.

The property is constructed of concrete blocks to the ground floor, timber frame and fibre cement cladding to the first floor and Marley Major roof tiles to the pitched areas with mineral felt to the flat roof areas.

Services:

Mains electricity, water and drainage are connected.

LPG fired boiler providing hot water and full central heating. We are advised that the underground LPG tank remains the property of Flogas, for which there is a daily standing charge of approximately £0.29.

There is a log burner on the property.

Flood Risk:

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

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband and Mobile Service:

At the time of the listing, standard 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>

Local Authorities:

Dorset Council
County Hall, Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band D.

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-land-tax/#!/intro>