



Connells

Stable Lodge
Warmwell DORCHESTER

Stable Lodge Warmwell DORCHESTER DT2 8HQ

for sale
£620,000

Property Description

Located in a desirable setting, this beautifully presented four-bedroom barn conversion seamlessly combines character features with spacious and versatile accommodation, making it an ideal family home.

The ground floor offers generous living space comprising two / three well-proportioned reception rooms, perfect for both formal entertaining and everyday family life. A delightful conservatory overlooks the garden and provides an additional area for relaxation throughout the seasons.

The property features three / four bedrooms, including a superb principal bedroom and a guest bedroom, both benefiting from en-suite shower rooms. The remaining bedrooms, on the ground floor are served by a stylish family bathroom.

Externally, the property continues to impress with a double garage and ample off-road parking. The enclosed garden provides a private and secure outdoor space, ideal for families, pets and al fresco dining.

Retaining the charm and character expected of a barn conversion while offering modern comforts, this attractive home presents a rare opportunity to acquire a substantial property in a sought-after location.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Entrance / Dining Hall

The double glazed front door leads into the entrance / dining hall with underfloor heating, dual aspect double glazed windows to the front and rear aspects, stairs leading to the first floor with an understairs cupboard and an airing cupboard. With ample space for a dining table and chairs and with doors leading into the lounge, the kitchen and the lobby.

Lounge

A door from the entrance leads into the lounge with triple aspect windows to the front and side aspects, double glazed french doors to the side, underfloor heating, a telephone point, a television aerial socket, and a fireplace with a multi fuel burner.

Kitchen

A door from the entrance hall leads into the modern, fitted kitchen with a range of wall and base units with worksurfaces over, underfloor heating, an electric Neff oven with an induction hob and a cookerhood over, an undercounter fridge freezer, an integrated dishwasher, a 1 1/2 bowl sink and a double glazed window to the side aspect. a pair of double glazed french doors lead into the conservatory and a door leads into the utility room.

Utility

A door from the kitchen leads into the utility room with a sink, space for a tumble dryer, plumbing for a washing machine and the oil fuelled boiler.

Conservatory

Double glazed french doors lead from the kitchen into the conservatory with double glazed windows to the side and front aspect, underfloor heating and double glazed french doors leading into the garden.



Lobby

A door from the entrance hall leads into the lobby, door leads from the lobby into the bathroom and bedrooms 3 and 4.

Bedroom / Reception 3

A door from the lobby leads into bedroom 3 with dual aspect double glazed windows to the front and side aspects and underfloor heating.

Bedroom 4

A door from the lobby leads into bedroom 4 with a double glazed window to the rear aspect and underfloor heating.

Bathroom

A door from the lobby leads into the bathroom with a WC, a wash hand basin, a bath with a shower above, underfloor heating, a heated towel rail and an extractor fan.

First Floor

First Floor Landing

Stairs lead up from the entrance to the first floor landing with a skylight and doors to bedrooms 1 and 2.

Bedroom 1 & Dressing Room

A door from the first floor landing leads into bedroom 1 with a double glazed window to the front aspect and skylights, a television aerial socket and a radiator. A door leads into the dressing room with hanging, rails and storage.

Ensuite

A door from bedroom 1 leads into the ensuite bathroom with a WC, a corner bath, a generous shower cubicle, a wash hand basin, a bidet, a skylight, an airing cupboard and access to part boarded eaves storage.

Bedroom 2

A door from the first floor landing leads into bedroom 2 with a double glazed window to the side aspect and skylights, a walk in wardrobe and a door leads into the ensuite bathroom.

Ensuite

A door from bedroom 2 leads into the ensuite bathroom with a WC, a wash hand basin, a shower cubicle, a bidet, a heated towel rail, an airing cupboard and a storage cupboard. A door leads to under eaves storage.

Outside Space

Front Garden

The front courtyard garden leads to the front door.

Rear Garden

Double glazed french doors from the conservatory and the lounge lead onto the garden with a lawn, a patio, a path, flowerbeds and borders along with a useful shed and the oil tank.

Double Garage

20' 10" x 20' 2" (6.35m x 6.15m)

The double garage has two pairs of side hung timber doors and a side access door, power, light and with a vaulted ceiling this provides ample space for storage and the parking of two vehicles.

Driveway

The driveway leading to the double garage provides additional parking for two plus vehicles.

Parking

In addition to the driveway and the double garage the property benefits from allocated parking.









Ground Floor



First Floor

Total floor area 178.5 m² (1,921 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: E Council Tax
 Band: G

Tenure: Freehold

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