



17 Moreton Road
Owermoigne
Price Guide £650,000



This detached property enjoys a wonderfully secluded position within the sought-after village of Owermoigne. Offering a fantastic opportunity to acquire a delightful family home, the property is complemented by beautifully established surrounding gardens, providing a peaceful and private setting in which to relax and enjoy the tranquil surroundings. EPC Rating C.

Owermoigne is a small, picturesque village in Dorset, nestled in the rolling countryside a few miles east of Dorchester. The village offers a farm shop, petrol filling station, church and active village hall and social club. There is a garden centre nearby on the outskirts of the village. It sits close to the Jurassic Coast, making it a peaceful base for exploring the natural beauty of this beautiful area offering the perfect blend of coast and country. Nearby towns include Dorchester, the historic county town with Roman remains, lively market scene and mainline train links to London Waterloo and Bristol Temple Meads. Weymouth, a traditional seaside resort with a sandy beach and bustling harbour; and Wareham, a gateway to the Purbeck Hills and Poole Harbour. Smaller villages such as Moreton, with its mainline station, and Crossways, with its two convenience stores, are nearby.



The property boasts generous living accommodation comprising a light and airy sitting room with an attractive woodburning stove and a glazed door that leads through to a conservatory that takes full advantage of the outlook onto the surrounding gardens.

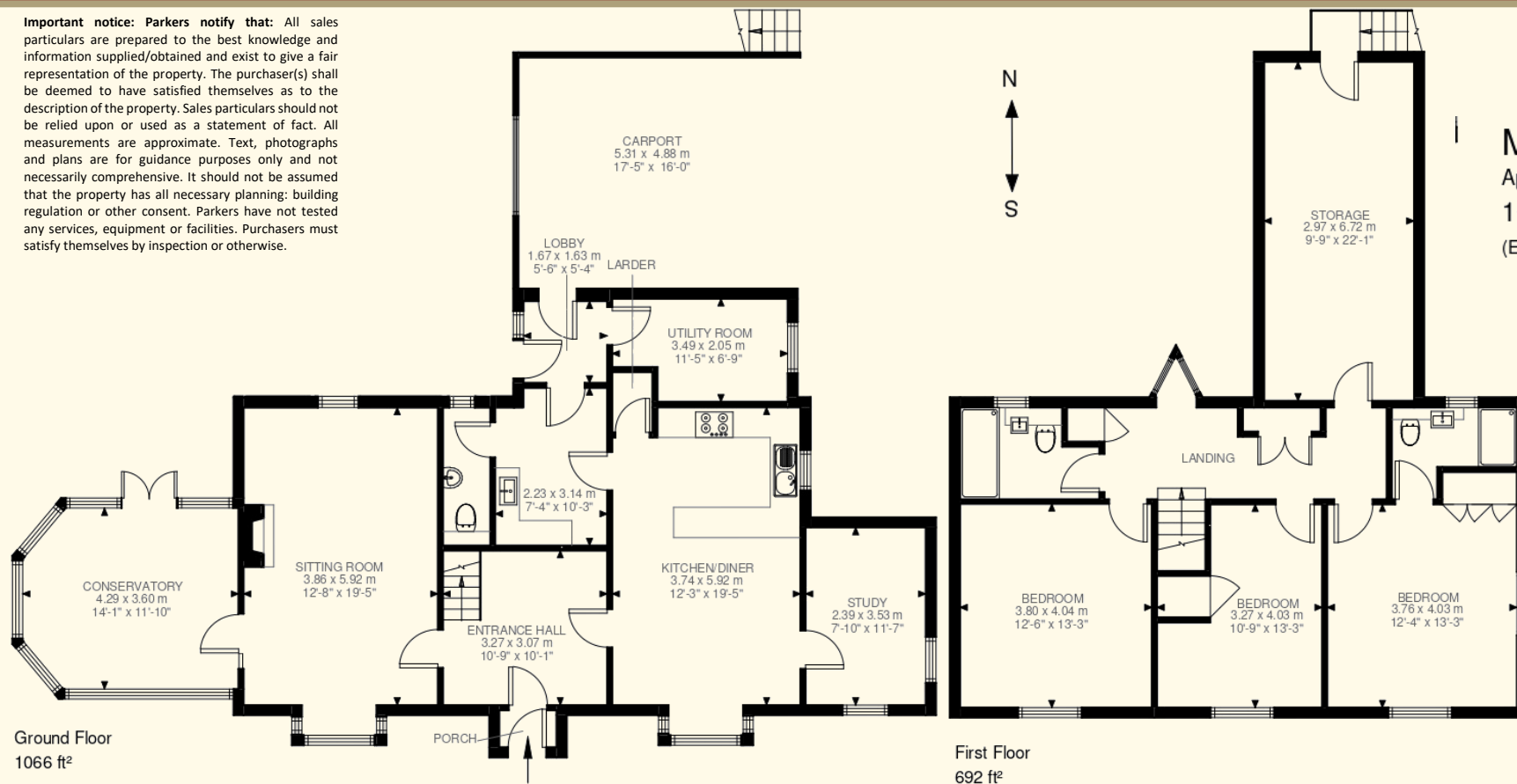
The kitchen diner enjoys a spacious and social feel and is fitted with a comprehensive range of wall and base level units providing ample storage options and work surfaces. Integral appliances include Miele oven, four-ring electric hob with extractor hood overhead, warming draw and larder with cool shelf.

The property benefits from a separate utility room that provides additional storage options and space for white goods. There is also access to a WC, the carport and rear garden.

A staircase rises to the first floor where the lovely style and presentation of the property continue to the tastefully fitted family bathroom and the three double bedrooms, the master with en-suite facilities and fitted wardrobes.

Externally the property is set back from the road with a gated entrance and a driveway providing ample off-road parking. There are beautifully established gardens surrounding the property, enjoying a sunny aspect and a wonderful selection of mature trees and shrubs, including a Tulip and Walnut tree along with several Magnolias and Camellias. The large double carport has power and light and offers storage above, accessed externally.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Moreton Road, DT2

Approximate Gross Internal Area

163 SQ.M / 1758 SQ.FT

(EXCLUDING CARPORT AND STORAGE)

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council Tax Band F

This property is subject to a Council Tax Improvement Indicator. This means the current property band has been flagged by the Valuation Office Agency following significant structural improvements or alterations carried out by the current or previous owners. The property band may be reassessed and may increase following the completion of a sale and the registration of the new owner with the local authority.

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#>

Services:

Mains electricity, water and drainage are connected.

Gas central heating with 12 zone Honeywell Evohome control.

Mobile & Broadband

At the time of the listing, standard and superfast broadband are available.

Mobile phone service varies dependent upon your provider.

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

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>

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