



**Connells**

Woodpeckers Frogmore Lane  
Toller Porcorum Dorchester



### Property Description

A substantial four-bedroom detached home located in the idyllic village of Toller Porcorum, offering generous living accommodation, an integral garage, a private rear garden, and a spacious driveway. With four double bedrooms—two featuring their own en-suite bathrooms—this property is ideal for families or buyers seeking a versatile countryside home.

Set in a peaceful rural position, the property offers an excellent balance of space and practicality. The ground floor features a bright and welcoming entrance hall leading to a large dual-aspect living room, perfect for family life and entertaining. A well-sized kitchen-diner provides plenty of storage and worktop space, with direct access to the garden. Additionally, the ground floor is home to a utility with access to the garage and WC

Upstairs, the home boasts four genuine double bedrooms. The principal bedroom benefits from its own en-suite shower room, while a second double bedroom also enjoys a private en-suite—ideal for guests or older children. The remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property continues to impress. The private rear garden offers a secure and peaceful space to relax, dine outdoors, or enjoy gardening. To the front, a driveway provides parking and leads to the integral garage, offering further storage or workshop potential.

### Ground Floor

#### Open Plan Kitchen/Dining Room

The front door leads into the open plan kitchen / dining room with dual aspect double glazed windows to the front and rear and under floor heating,

#### Dining Room

The dining room has a pair of doors leading into the lounge, the consumer cupboard, a opening into the kitchen, a double glazed door leading to the rear garden and stairs leading to the first floor.

#### Kitchen

An opening leads from the dining room into the modern fitted kitchen with a range of wall and base units with worksurfaces over, an electric oven with an induction hob with a cookerhood over, a 1 1/2 bowl stainless steel sink, an integrated dishwasher and an integrated fridge. There is a double glazed window to the rear and a door which leads into the utility room.

#### Utility

A door from the kitchen leads into the utility room with a double glazed window to the side aspect, a stainless steel sink and doors leading into the cloakroom and into the garage.

#### Cloakroom

A door from the utility room leads into the cloakroom with a WC, a wash hand basin and an extractor fan.

#### Lounge

A pair of doors lead from the dining room into the lounge with under floor heating, dual aspect double glazed windows to the front and rear, a television aerial socket, a telephone point and a woodburning stove.

## **First Floor**

### **First Floor Landing**

Stairs lead up from the ground floor dining room to the first floor landing with access to the loft via a ladder, an airing cupboard, double glazed windows to the front aspect, a radiator and doors to the bathroom and all four bedrooms.

### **Bedroom 1**

A door leads from the first floor landing into the bedroom 1 with double glazed windows to the rear aspect, built in wardrobes, a radiator, a television aerial socket, a telephone point and a door leading into the ensuite bathroom.

### **Ensuite**

A door leads from bedroom 1 into the ensuite bathroom with a WC, a wash hand basin, a bath with a shower above, a shaver socket and a double glazed window to the side aspect.

### **Bedroom 2**

A door leads from the first floor landing into bedroom 2 with a radiator, a double glazed window to the rear aspect, a television aerial socket, a telephone point, a built in cupboard and a door leading into the ensuite bathroom.

### **Ensuite**

A door from bedroom 2 leads into the ensuite bedroom with a WC, a wash hand basin, a shower cubicle and a double glazed window to the front aspect.

### **Bedroom 3**

A door leads from the first floor landing into bedroom 3 with built in wardrobes, a radiator, a television aerial socket, a telephone point and double glazed windows to the front and side aspect.

### **Bedroom 4**

A door leads from the first floor landing into bedroom 4 with built in wardrobes, a television aerial socket, a telephone point and a double glazed window to the rear aspect.

### **Bathroom**

A door from the first floor landing into the bathroom with a WC, a wash hand basin, a bath with a shower above, a shaver point, a radiator and an extractor fan.

## **Outside Space**

### **Driveway**

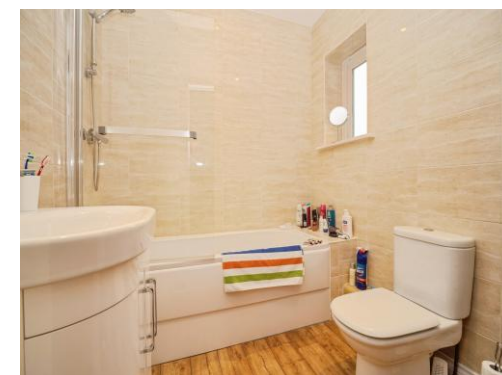
The gravelled driveway leads to the front door and to the garage and provides off street parking.

### **Garage**

The driveway leads to the garage which has an electrically operated up and over garage door, power, light, the oil boiler, double glazed windows to the side and front aspects and a door leading into the utility room.

### **Rear Garden**

A door leads from the dining room onto the low maintenance rear garden which is laid to gravel with a raised area via steps and which provides ample space for al fresco dining whilst also housing a shed and the oil tank.

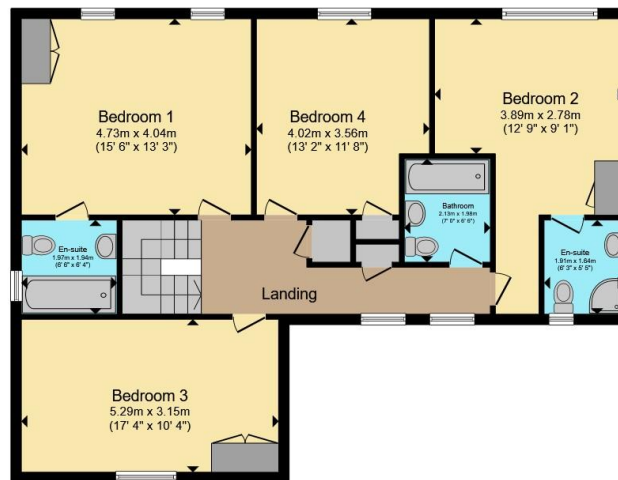








**Ground Floor**



**First Floor**

Total floor area 184.9 m<sup>2</sup> (1,990 sq.ft.) approx

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**Connells**

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EPC Rating: C Council Tax  
Band: F

Tenure: Freehold

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