



Higher Bockhampton, Dorchester, DT2 8

£600,000

Meyers Estates Poundbury

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- Detached
- 2 Ensuite Shower Rooms
- Recently Thatched
- Double Garage & Parking
- Countryside Views
- Enclosed Garden
- Rural Location, Well Located For Dorchester Town
- Two Reception Rooms

Melbury is a charming and beautifully maintained thatched residence, discreetly positioned along the sought-after Cuckoo Lane in the idyllic hamlet of Higher Bockhampton. Set harmoniously within its natural surroundings, the property enjoys a strong sense of privacy and seclusion while retaining a warm and welcoming atmosphere.

The accommodation is well arranged and begins with an inviting entrance hall, providing access to the principal living spaces and a useful cloakroom. The sitting room is a generous and characterful space, centred around an exposed brick fireplace. A separate formal dining room is ideal for entertaining and features double doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The kitchen is well proportioned and thoughtfully designed, offering modern fixtures and fittings alongside ample storage and workspace. A separate utility room provides further space for appliances and everyday household needs.

To the first floor are three well-proportioned double bedrooms, all benefitting from excellent storage. Two of the bedrooms enjoy en-suite shower rooms, while the third is served by a well-appointed family bathroom.

Outside, the walled rear garden offers a private and secure setting, beautifully maintained and enjoying a picturesque outlook. A patio area adjoins the rear of the house, ideal for outdoor dining and entertaining, with the remainder of the garden laid mainly to lawn and bordered by mature shrubs and trees. A double garage completes the property, providing secure parking and excellent additional storage.

Agent's Note

The vendors have advised that during their ownership the property has been re-thatched and enhanced with a workshop, electric garage door, new garden fencing, a new central heating boiler and replacement windows.

Services: Mains electricity, private water, private drainage, oil-fired central heating

Local Authority: Dorset Council

Council Tax Band: F

EPC Rating: D



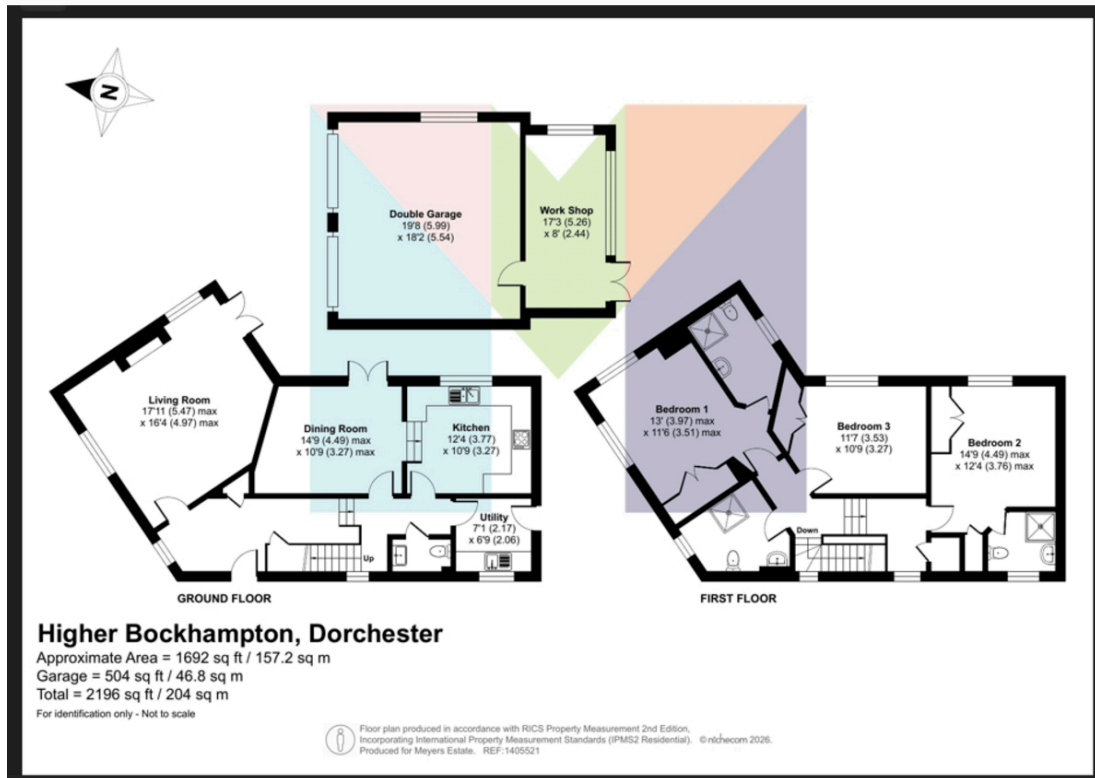


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	64	68
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	