



COURT HILL

Dorchester, DT2 0NS

Price Guide £415,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Nestled in a charming setting, this contemporary semi-detached stone cottage offers a delightful blend of modern living and traditional character. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The property boasts an inviting reception room, providing ample room for relaxation and entertaining guests. The cottage features two bathrooms, including an ensuite, ensuring convenience and privacy for all occupants. The modern design is complemented by high-quality finishes, creating a warm and welcoming atmosphere throughout. For those who value practicality, the property includes a garage and additional parking, making it easy to accommodate vehicles and guests alike. The combination of contemporary amenities and the rustic charm of a stone cottage makes this property a unique find. Whether you are looking to settle down in a peaceful environment or seeking a stylish retreat, this cottage is sure to impress. With its thoughtful layout and modern conveniences, it presents an excellent opportunity for comfortable living in a desirable location.

Situation

.The local area*
 4 x miles – Beaminster
 7 x miles – Crewkerne (with a Waitrose & a direct train link to Waterloo)
 11.9 x miles – Jurassic Coast

*Distances are approximate & sourced from Google Maps

The local area

Corscombe is a pretty village situated between Dorchester & Yeovil with a desirable public house (The Fox), active village hall, Church and children's play park. There are plentiful walks nearby but one of note is The Old Harrow Way (Common Lane); a Neolithic trackway dated by archaeological finds. The nearby market town of Beaminster is located a mere 4 miles south; offering a variety of shops, independent boutiques, restaurants and professional services.

Local Authority

Dorset Council Tax Band: D
 Tenure: Freehold
 EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

Wide door opens into Hall. Doors off to Sitting Room and Kitchen/Dining Room. Stairs rise to First Floor. Cupboard and radiator.

Sitting Room

A superb light, dual aspect, irregular shaped room. Aesthetic feature fireplace with inset Gas fire that resembles a woodburning stove. Window to front aspect and French Doors opening onto rear garden. 2 radiators.

Kitchen/Dining Room

As you enter the room, to the right there is space for dining table and chairs. To the left is a range of modern Shaker units topped with a quartz worktop. All the luxury touches one would look for - Integrated appliances including dish washer, fitted fridge freezer and butler sink. dual fuel range cooker. Although the heating is oil fired, the five ring range has a gas canister supply for the hob and electric ovens. Windows to front and rear aspect. Door off to Utility Room. 2 radiators.

Utility Room

Fitted worktop with cupboards above and plumbing for washing machine and Butlers sink. Door off to Downstairs WC. Part glazed door off to Rear Garden. Radiator

Downstairs WC

Wash hand basin and close coupled WC. Window to rear aspect. Radiator.

First Floor Landing

Doors off to Bedrooms and Bathroom. Large Airing Cupboard. Window to front aspect.

Bedroom 1

Generous double bedroom with one immaculate curved wall. Door off to Ensuite Bathroom. Window to front aspect. Radiator.

En-suite Bathroom

Wash hand basin and close coupled WC in fitted units with illuminated mirror above. Large shower cubicle with rainfall shower head as well as second adjustable height shower head. Underfloor heating. Window to rear aspect. Radiator.

Bedroom 2

Double bedroom with window to front aspect. Radiator. Fitted cupboard.

Bedroom 3

Double bedroom with window to rear aspect. Radiator.

Family Bathroom

White suite comprising wash hand basin, close coupled WC and bath with shower over. Window to rear aspect. Radiator.

Outside

The house is on a lane at the edge of the peaceful village. At the front is a strip of grass and stone steps rising to the front door. To the rear is a gravelled drive area serving three properties. Purbeck Cottage has 2 allocated parking spaces, Garage, additional parking is available both on and off road.

Garage

Decent size single garage with up and over door. Power and light. Door to rear aspect overlooking Garden.

Garden

The garden is South East facing and just the right size to enjoy without it being a job in itself. There is an area of patio with the rest laid to lawn making it easy to maintain. A paved path leads to the back gate that opens to the parking space and Garage. Bordered by fences and stone walls, with some trellis.

Further information

It is under 2 miles to the village of Halstock, where there is a shop and Post Office, and less than 4 miles to the town of Beaminster which has plenty of amenities including small supermarket, pharmacy and number of eateries.

Corscombe village has a lovely playground within walking distance and plenty of beautiful scenery to be enjoyed on countryside walks.

Material Information_

Additional information not previously mentioned

- Mains electric and water. Solar panels and battery in Garage.
- Oil fired central heating
- Mains drainage
- Broadband and Mobile signal or coverage in the area.

Solar panels & battery

Council tax band D

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

Purbeck Cottage, Corscombe, Dorchester

Approximate Area = 1380 sq ft / 128 sq m (includes garage)
For identification only - Not to scale

Garage
19'4 (5.89) max
x 9'4 (2.84) max

Sitting Room
19'1 (5.82) max
x 15'6 (4.72) max

Utility
7'4 (2.24) max
x 4'5 (1.35) max

Kitchen / Dining Room
19'1 (5.82) max
x 11'3 (3.43) max

Bedroom 3
12'4 (3.76) max
x 9'8 (2.95) max

Bedroom 2
14'10 (4.52) max
x 9' (2.74) max

Bedroom 1
13' (3.96) max
x 11'3 (3.43) max

GROUND FLOOR **FIRST FLOOR**

RICS Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Mayfair Town & Country. REF: 620099



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

