



Stable Lodge
Warmwell
£620,000 Price Guide



Set within a conservation area, and just 7 miles from the wonderful Weymouth Bay, is this delightful and immaculately presented four-bedroom residence, favourably situated within the quiet and popular village of Warmwell. This extremely desirable stable conversion enjoys an abundance of character and offers a wealth of light and spacious accommodation set within a well-maintained garden that offers a wonderful space to enjoy its peaceful setting. In addition to its favourable size and location, the property benefits from a double garage and ample off-road parking. EPC rating E.

Warmwell is a picturesque village and civil parish nestled in the heart of the Dorset countryside, just over five miles southeast of Dorchester. With its small population and rural charm, the village offers a peaceful setting, within easy reach of local amenities and attractions. Warmwell is home to several English Heritage-listed buildings, including a striking 17th-century manor house. The village was also the site of RAF Station Woodsford (later renamed RAF Warmwell) from 1937, now transformed into a popular holiday park operated by Parkdean Resorts. Just a short distance away, the neighbouring village of Broadmayne provides everyday essentials, including a village shop and post office, public house, first school, churches, and a garage. The surrounding countryside offers an abundance of walking and cycling routes and the World Heritage Jurassic coastline is a short distance away. The nearby county town of Dorchester offers a wider range of facilities, including the vibrant Brewery Square development, the County Hospital, and direct rail links to London Waterloo and Bristol Temple Meads.

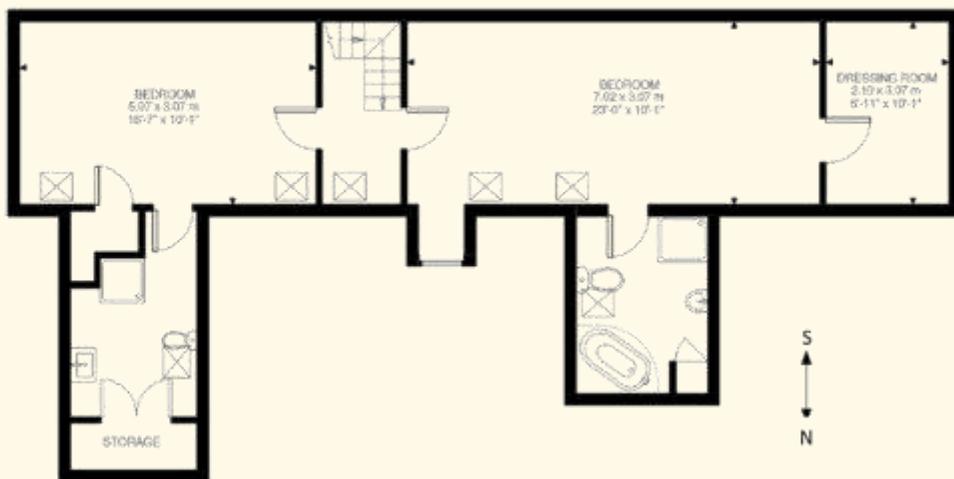


This charming and well-presented property boasts a wealth of living accommodation comprising a generous, triple aspect sitting room that features an attractive inset fireplace with a brick chimney breast that houses a multi-fuel stove. The impressive dining hall is a superbly spacious room, offering stone tile paved flooring and enjoying a social feel, lending itself perfectly to entertaining. A conservatory offers additional living accommodation whilst taking full advantage of the lovely outlook onto the garden. The kitchen is a fabulous feature of the property, boasting a selection of integral NEFF appliances and fitted with a comprehensive range of wall and base level units with timber work surfaces over. The room was fitted with new splash-back tiling approximately 5 years ago. There is separate utility room, also with replacement tiling, and there is space for a washing machine.

Further situated on the ground floor are two generous bedrooms that could also be used as reception room/office space making the accommodation to this home versatile and multi-functional. The rooms are served by a tastefully fitted bathroom that offers a suite comprising a WC, a wash hand basin and panel enclosed bath with new shower attachment over. The high quality of finish continues to the first floor where a spacious landing provides access to two further bedrooms, both offering extensive under eaves storage space, and both enhanced by luxury en-suite facilities and the master benefiting from a separate dressing room.

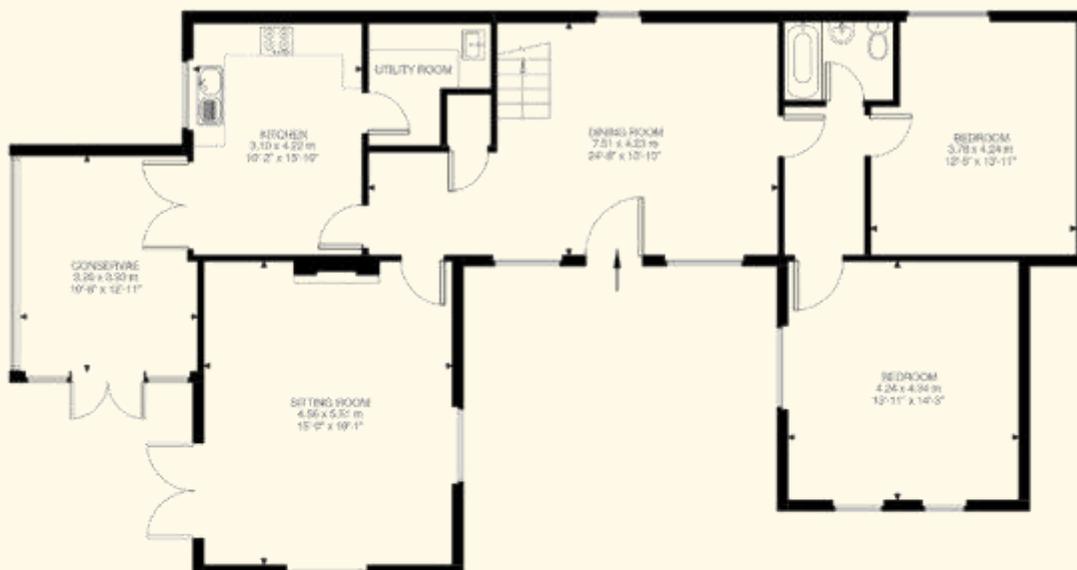
Externally the property is set within a generous walled garden that enjoy a tranquil and private aspect. The garden has been reconfigured by the current owners and is laid predominately to lawn with an area of paving abutting the property. A variety of mature and well-tended plants and shrubs offer an attractive aspect.

There is a double garage with twin double doors, power, light and a pedestrian door to the garden, two allocated spaces are offered directly to the front of the garage doors and there is further shared parking in the center of the courtyard. The shared front courtyard is well maintained with landscaping to offer an attractive approach to the property.



First Floor
734 ft²

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



Ground Floor
1368 ft²

Street, SS1

Approximate Gross Internal Area

195.28 SQ.M / 2102 SQ.FT

KEY: CH = Ceiling Height Restricted
[Head Height]

Services:

Mains electricity and water are connected. Shared septic tank. Oil-fired central heating. There are radiators to the first floor and underfloor heating on the ground floor and a multi-fuel wood burner in the lounge.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is G.

Agents Note:

Please note there is a service charge of £50.00 per month for the shared septic tank and shared courtyard.

The property boasts a variety of newly fitted windows in 2024 and new patio doors.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband and Mobile Service:

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

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.