



**Connells**

Yew Tree Farm  
Corscombe Dorchester



### Property Description

Set within the charming village of Corscombe, this impressive five-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living.

The ground floor comprises a well-appointed kitchen, separate utility room, ground floor cloakroom, lounge, formal dining room, and a dedicated study—perfect for home working. The layout flows well, providing both everyday functionality and excellent entertaining space.

Upstairs, the property boasts five generously sized bedrooms, with two benefiting from en-suite shower rooms, along with a family bathroom serving the remaining bedrooms.

Externally, the home is complemented by a double garage and private driveway parking.

To the rear lies a beautifully maintained, enclosed garden, offering a high degree of privacy and an ideal setting for outdoor dining and family use.

Located in a sought-after Dorset village surrounded by countryside with a popular village pub and a separate cafe, this exceptional home combines rural charm with generous accommodation.

### Entrance Hall

The double glazed front door leads into the entrance hall with a radiator, an understairs cupboard, stairs to the first floor and doors leading to the lounge, the kitchen and the cloakroom.

### Lounge

A pair of doors lead from the entrance hall into the lounge with a double glazed window to the front aspect, a radiator, a multifuel burner in a fireplace and a glazed door leading into the dining room.

### Dining Room

A door from the lounge and the kitchen lead into the dining room with a radiator and double glazed patio doors leading to the garden.

### Kitchen

Doors lead from the dining room and the utility room into the fitted kitchen with a range of wall and base units, a 1 1/2 basin stainless steel sink with quartz drainer and worktops, an electric induction hob with extractor above, an electric fan oven, an integrated combi microwave, an integrated dishwasher, a wine cooler, a radiator, an integrated fridge freezer, a telephone point and a double glazed window to the rear aspect.

### Utility

Doors from the family room and the kitchen lead into the utility room with plumbing for a washing machine, a stainless steel sink and drainer with a water softener in the cupboard under the sink, base units with worksurfaces over and double glazed doors leading out to the rear garden and into the garage.

### Family Room

A door from the utility room leads into the family room with a double glazed window to the front aspect, a radiator and a fibre broadband point.

### Cloakroom

A door from the entrance hall leads into the cloakroom with a WC, a wash hand basin and a radiator.

## First Floor

### First Floor Landing

Stairs lead up from the entrance hall to the first floor landing with an airing cupboard, access to the part boarded loft which benefits from a light and with doors leading to the five bedrooms and the bathroom.

### Bedroom 1

Bedroom 1 has a radiator, built in wardrobes, a double glazed window to the front aspect and a door to the ensuite shower room.

### Ensuite

A door from bedroom 1 leads into the ensuite shower room with a WC, two wash hand basins, a radiator, a shower cubicle, an extractor fan and a double glazed window to the rear aspect.

### Bedroom 2

Bedroom 2 has a double glazed window to the front aspect, a radiator, fitted wardrobes and a door to the ensuite shower room.

### Ensuite

A door from bedroom 2 leads into the ensuite shower room with a double glazed window to the side aspect, a WC, a wash hand basin, a radiator, a shower cubicle and an extractor fan.

### Bedroom 3

Bedroom 3 has a double glazed window to the rear aspect and a radiator.

### Bedroom 4

Bedroom 4 has a radiator and a double glazed window to the front aspect.

## Bedroom 5

Bedroom 5 has a radiator and a double glazed window to the rear aspect.

## Bathroom

The bathroom has a WC, a wash hand basin, a bath with a shower above, a radiator, a shaver point and a double glazed window to the side aspect.

## Outside Space

### Front Garden

The front garden has a lawn edged with mature shrubs and with a path leading to the front door. A driveway leads to the garage and side access via a side gate leads to the oil tank and the wood store.

### Driveway

The resin driveway provides off street parking for additional vehicles.

## Double Garage

The driveway leads to the double garage with an electrically operated up and over garage door which has the oil boiler and pump which we are advised is 6 years old. It also has power and a light and a double glazed window and door to the rear. A door to the side leads from the garage into the utility room.

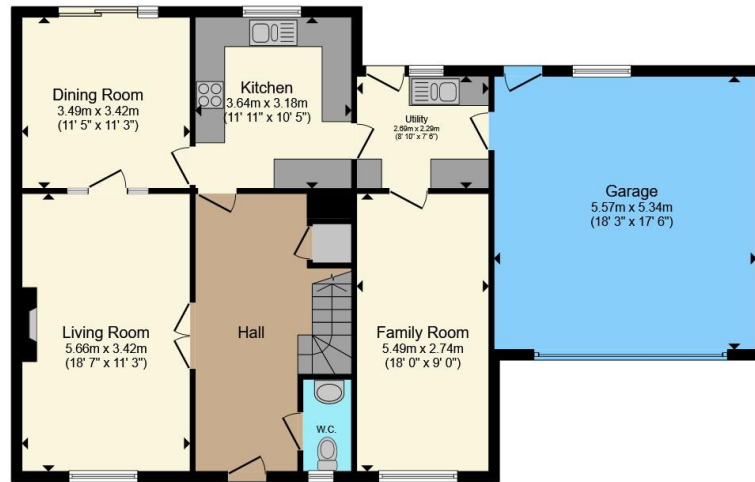
## Rear Garden

Doors from the dining room, the utility and the garage all lead onto the beautifully maintained and enclosed rear garden. There are areas of patio and a variety of beds and borders amongst the well kept lawn. In addition there is a wildlife pond, two outside power points, a tap, a greenhouse, a shed and a summerhouse which further benefits from power. An ideal setting for outdoor dining and family time.

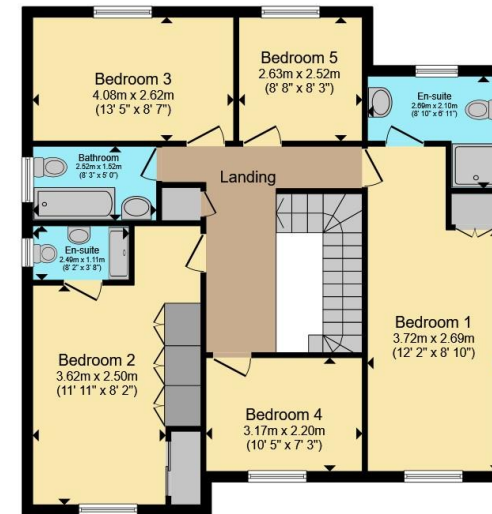








**Ground Floor**



**First Floor**

Total floor area 201.5 m<sup>2</sup> (2,169 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

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