



Beech Tree Close, Cattistock, DT2 0

**Offers Over £400,000**

Meyers Estates Poundbury

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- Three Bedroom Detached Bungalow
- Potential to Extend STPP
- Backing onto Fields
- Quiet Cul-de-sac Location
- Double Garage and Driveway
- Balcony
- Conservatory
- Large rear Garden
- Oil Central Heating
- No Forward Chain

A three-bedroom detached bungalow requiring modernisation throughout, offering generous and versatile accommodation, set within a large garden backing onto open countryside in the highly regarded village of Cattistock. Offered for sale with no forward chain, this property presents an exciting opportunity for modernisation, providing a blank canvas for buyers to create a comfortable family home or peaceful retirement retreat in a desirable rural setting.

The accommodation is well proportioned throughout. A spacious lounge forms the heart of the home and benefits from access to a balcony, an ideal spot to sit and enjoy views across the surrounding countryside. To the rear, a conservatory overlooks the garden, creating a bright and flexible additional reception space suited to relaxing or entertaining.

The kitchen offers a practical layout with ample potential for updating to suit individual tastes and modern lifestyles. There are three well-proportioned bedrooms, each offering pleasant outlooks, alongside a family bathroom completing the internal accommodation.

Externally, the property truly comes into its own. The large, private rear garden extends towards open countryside, providing a tranquil backdrop and excellent space for gardening, outdoor dining, or simply enjoying the peaceful surroundings. The generous plot offers significant scope for enhancement, subject to any necessary consents. To the front, a double garage and driveway provide ample off-road parking and useful storage.

#### Situation & Area Guide

Beech Tree Close is situated within the picturesque village of Cattistock, a sought-after West Dorset location known for its strong community spirit and historic charm. The village benefits from a church, primary school, village hall, and access to nearby amenities in surrounding towns.

The county town of Dorchester is within easy reach, offering a comprehensive range of shopping, leisure, healthcare, and mainline rail links to London Waterloo. The surrounding countryside provides excellent walking and cycling routes, while the renowned Jurassic Coast is also easily accessible.

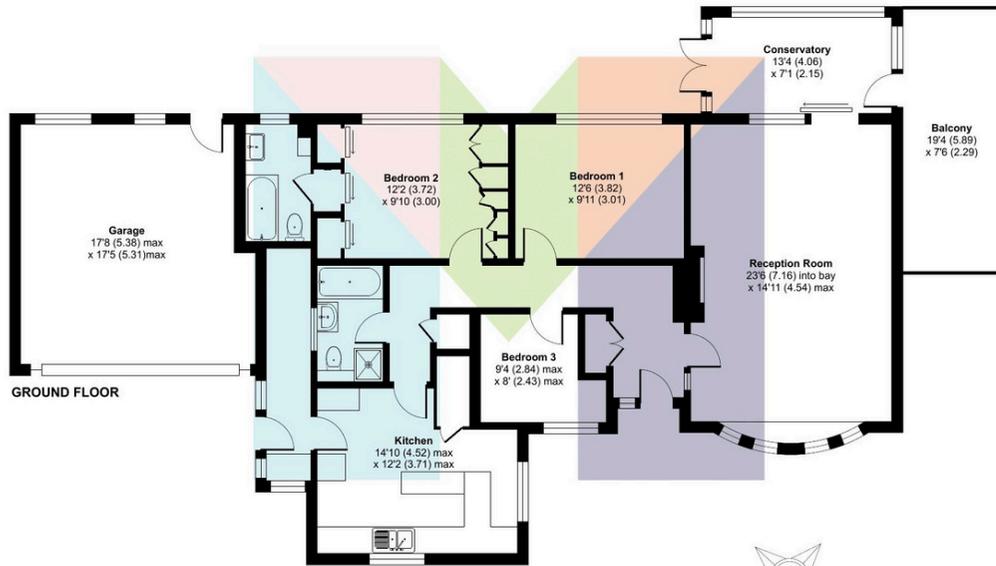




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### Beech Tree Close, Cattistock, Dorchester

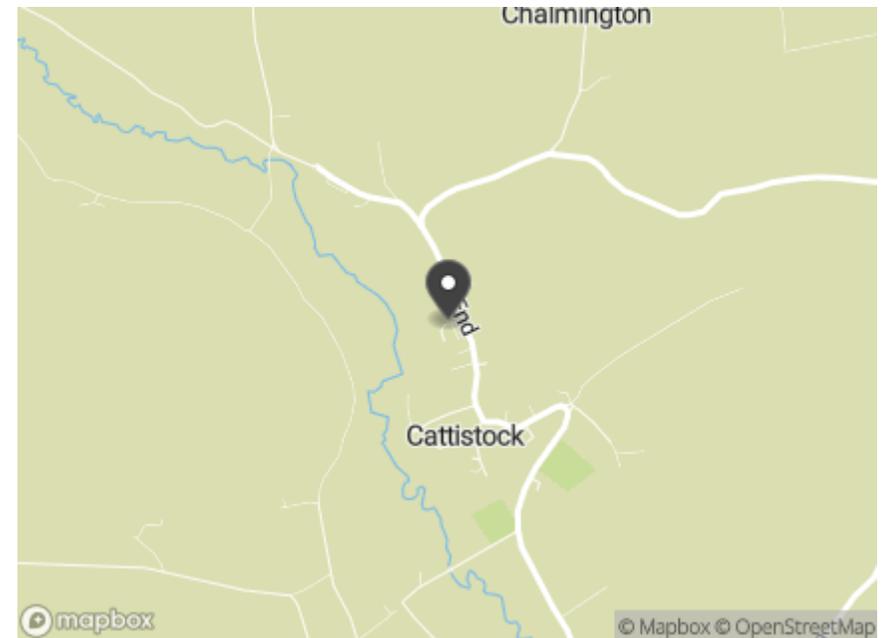
Approximate Area = 1295 sq ft / 120.3 sq m  
 Garage = 293 sq ft / 27.2 sq m  
 Total = 1588 sq ft / 147.5 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Meyers Estate. REF: 1263297

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>53</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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