



Symonds
& Sampson

Wagtails

Hartfoot Lane, Melcombe Bingham, Dorchester, Dorset

Wagtails

Hartfoot Lane, Melcombe Bingham,
Dorchester, Dorset,
DT2 7PD

A delightful detached village house adjoining open farmland with far-reaching views. Five bedrooms - three en suite, two reception rooms, mature garden, double garage and driveway.



- Detached village house
- Versatile accommodation
 - Five bedrooms
 - Three en suite
 - Two reception rooms
- Large triple aspect kitchen/dining room
 - Good size garden
 - Far-reaching views
- Double garage and driveway

Guide Price **£750,000**

Freehold

Dorchester Sales
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THE PROPERTY

Wagtails is a delightful detached village house located in the charming village of Melcombe Bingham.

This property offers a blend of modern comfort and period charm, set within a beautiful countryside setting. It is well-presented throughout, with brick and flint elevations that add to its character.

As you enter Wagtails, you will be greeted by a spacious lower ground floor that has an inviting entrance hall. The bright and airy family room can be accessed through double doors.

Additionally, there is a conveniently located double bedroom (bedroom 2) with an en suite shower room. A useful store room and access to the double garage are also available on this level, ensuring ample storage space.

The lower ground floor could be made into a self contained annex providing multi-generational living.

Stairs rise to the ground floor of the property where there is a triple aspect sitting room with exposed brick fireplace and woodburning stove. The double doors open out to the garden, allowing for seamless indoor-outdoor living.

The highlight of the ground floor is undoubtedly the large and fully-equipped kitchen/dining room with triple aspect views. The wooden shaker style kitchen has granite worktops and features a matching island, adding to its functionality and visual appeal.

The master bedroom on this floor offers a modern en suite shower room. Completing this level is a modern family bathroom, adding convenience and functionality.

Ascending to the first floor, you will find three further good size bedrooms, one of which is en suite, as well as a separate bathroom.





OUTSIDE

The gardens have been well maintained and encompass the setting and views which surround this property. The gardens comprise plenty of seating areas with well stock flower and shrub borders, along with pathways and steps which lead up to an area laid to lawn in an elevated position, adjoining open farmland.

There is a gravelled driveway, providing off road parking and lead to the double garage which has power and light.

SITUATION

Melcombe Bingham is an attractive village surrounded by open countryside. The renowned Bulbarrow Hill, in the heart of the Dorset countryside, is just beyond Ansty. Local facilities in the village of Ansty, about 1 mile to the north-west, include a farm shop/general store,

village hall, church and the popular public house "The Fox", with Cheselbourne Primary village school also a short distance away.

Situated about 11 miles from Dorchester and 9 miles from Blandford Forum these centres as well as Sherborne offer a large selection of shops, recreational, educational and cultural facilities. Dorchester and Sherborne have mainline railway connections to London/Waterloo.

Sporting facilities within the area include golf at Dorchester, Blandford and Sherborne; racing at Wincanton, Salisbury, Taunton and Bath; sailing and water sports along the world Heritage Jurassic coastline. There are numerous footpaths and bridleways within the immediate vicinity for walking and riding across the glorious rolling countryside.



SERVICES

Mains water and electricity.
Private drainage.
Oil fired central heating.

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: F (Dorset Council - 01305 251010)

MATERIAL INFORMATION

NB - Under the Estate Agents Act 1979 we are required to inform any prospective purchaser that this property is owned by a member of staff of Symonds & Sampson and as such constitutes a "connected person".

Please note that the photos were taken in 2023.

Melcombe Bingham, Dorchester



Gross Internal Area (Approx.)
 Main House = 246 sq m / 2,650 sq ft
 Garage = 30 sq m / 324 sq ft
 Total Area = 281 sq m / 3,024 sq ft



Lower Ground Floor



Ground Floor



First Floor

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). © Capture Property Marketing 2023.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Dorchester/ATR/08.04.2026



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