



Wynford Eagle, Near Dorchester, DT2 0

Guide Price £325,000

Meyers Estates Poundbury

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- Character Cottage
- Two Bedrooms
- Two Reception Rooms
- Conservatory
- Front and Rear Gardens
- Countryside Views
- Additional Garden with Log Cabin
- Parking
- Sought After Secluded Location
- ** what3words - amuse.roosters.commoners **



Meyers Estate Agents are delighted to offer this charming two-bedroom character cottage, idyllically positioned within the highly sought-after rural hamlet of Wynford Eagle. Enjoying far-reaching countryside views and a wonderful sense of peace and seclusion, this delightful home is perfectly suited to those seeking a quieter pace of life in a truly picturesque setting.

1 Higher Wynford Cottages is a beautifully presented period property that successfully blends traditional character with comfortable, practical living. The accommodation is arranged over two floors and offers well-proportioned, versatile spaces throughout. On the ground floor are two reception rooms, both retaining a cosy cottage atmosphere and offering flexibility for use as sitting, dining, or home working spaces. These rooms provide a warm and welcoming environment, ideal for both everyday living and entertaining.

The ground floor flows naturally into a conservatory, which creates an excellent additional living area filled with natural light. Enjoying views across the rear garden and surrounding countryside, this space is perfect for relaxing year-round, whether as a reading room, garden room, or informal dining area. To the first floor, the property offers two comfortable bedrooms, both benefitting from pleasant outlooks that enhance the home's light and airy feel. A family bathroom completes the accommodation, providing practical facilities for everyday use.

Externally, the cottage is complemented by front and rear gardens, offering attractive outdoor spaces ideal for entertaining, gardening, or simply enjoying the peaceful rural surroundings. The gardens further enhance the home's charm and provide a private setting in which to relax. Parking is available, adding an important practical benefit to this appealing countryside property.

One of the standout features of the cottage is its elevated position, which allows for far-reaching views across rolling Dorset countryside. This enviable outlook creates a tranquil backdrop and greatly enhances the sense of escape and seclusion that defines the property.

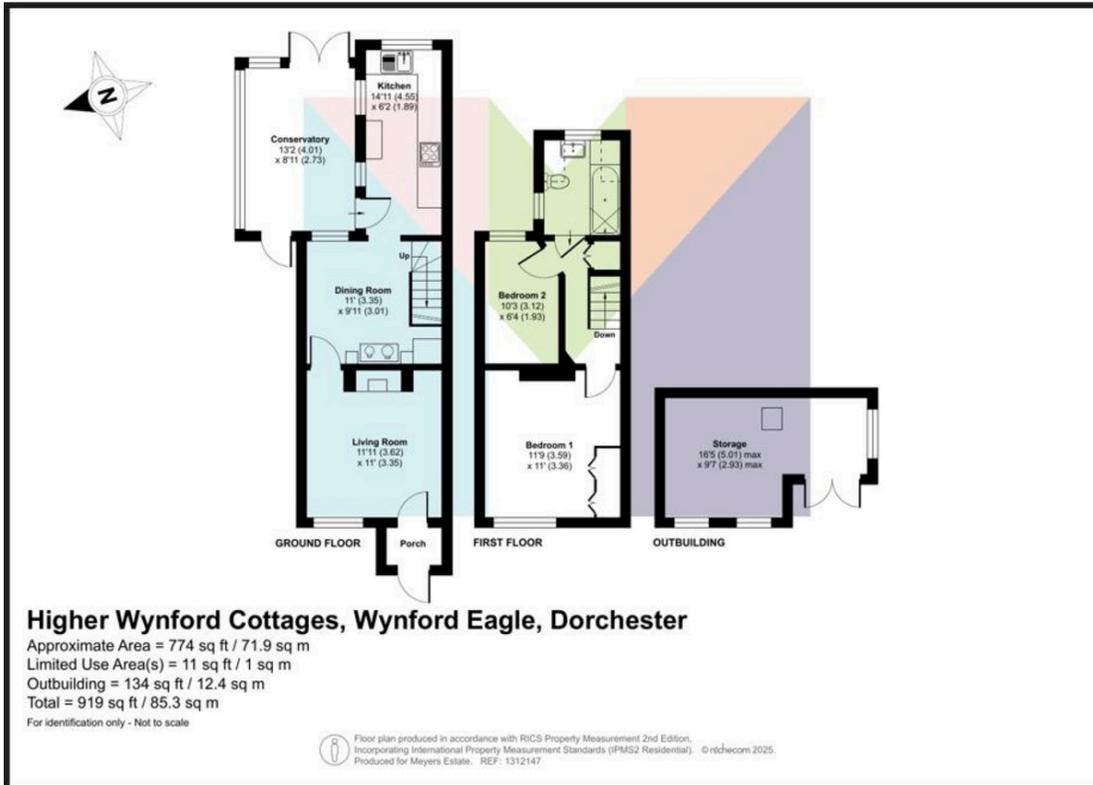
Location

Wynford Eagle is a picturesque rural hamlet set amidst unspoilt Dorset countryside, offering a peaceful lifestyle while remaining conveniently accessible. The surrounding area is ideal for walking, riding, and outdoor pursuits, while neighbouring villages provide local amenities. The county town of Dorchester offers a comprehensive range of shops, schools, restaurants, leisure facilities, and mainline rail services to London Waterloo.



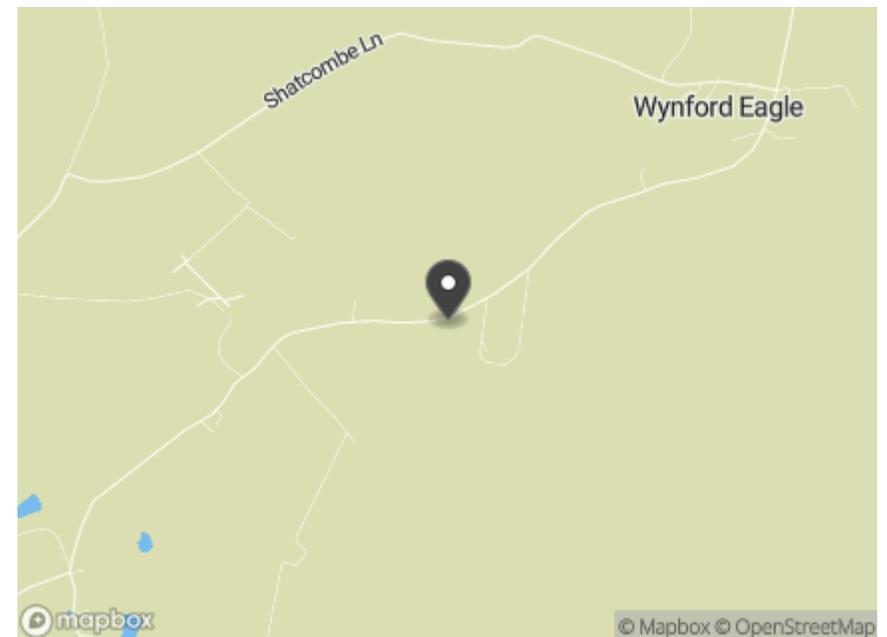
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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