



Connells

The Rocks  
Cattistock Dorchester



## Property Description

Situated in the highly sought after village of Cattistock, this delightful two double bedroom, mid-terraced cottage offers character, warmth and beautiful countryside views, making it an ideal home for first time buyers, downsizers or those seeking a peaceful village retreat.

The inviting living room is full of charm, featuring a cosy wood burner that creates a wonderful focal point and provides a warm, homely atmosphere during the cooler months. The fitted kitchen comprises a range of wall and base units with ample worktop storage and enjoys attractive views across the surrounding countryside, offering a pleasant outlook whilst cooking and entertaining. The ground floor also benefits from a conveniently positioned shower room. Upstairs, the property offers two double bedrooms, both enjoying a light and airy feel.

Cattistock is a popular and picturesque village known for its strong community feel and attractive rural setting, whilst remaining within easy reach of nearby towns and amenities.

Early viewing is highly recommended to fully appreciate the charm and setting this lovely cottage has to offer!

## Ground Floor

### Entrance Porch

The front door leads into the front porch, a door leads into the lounge.

### Lounge

14' 3" x 11' 7" ( 4.34m x 3.53m )

A door from the entrance porch leads into the lounge with a double glazed window to the front aspect, a radiator, a television aerial socket, wall lights, an open fireplace with a log burner and a doorway through to the kitchen.

### Kitchen

14' 5" x 14' 2" ( 4.39m x 4.32m )

A door way leads from the lounge into the fitted kitchen with a range of wall and base units with worksurfaces over, a 1 1/2 bowl sink and drainer, space for a fridge freezer, an oven and a hob, plumbing for a washing machine, a telephone point, a radiator and a double glazed window to the rear aspect. A door leads out to the rear of the property, a sliding door leads into the shower room and stairs lead up to the first floor



## Shower Room

5' 7" x 5' ( 1.70m x 1.52m )

A sliding door leads from the kitchen into the tiled shower room with a WC, a shower cubicle, a wash hand basin, a heater and a double glazed window to the rear aspect.

## First Floor

### First Floor Landing

Stairs lead up from the kitchen to the first floor landing which benefits from a storage cupboard, access to a fully boarded loft and doors to both bedrooms.

### Bedroom 1

14' 4" x 10' 10" ( 4.37m x 3.30m )

A door leads from the first floor landing into bedroom 1 with a double glazed window to the front aspect, a radiator, a spacious built in wardrobe and a decorative fireplace.

### Bedroom 2

10' 2" x 10' 2" ( 3.10m x 3.10m )

A door from the landing leads into bedroom 2 with a double glazed window to the rear aspect and a radiator.

## Outside Space

### Small Paved Area To Rear

A door from the kitchen leads out to the rear with countryside views, an outside tap and a path with rights of access over neighbouring property around to the front.

### Parking

On street parking is available.

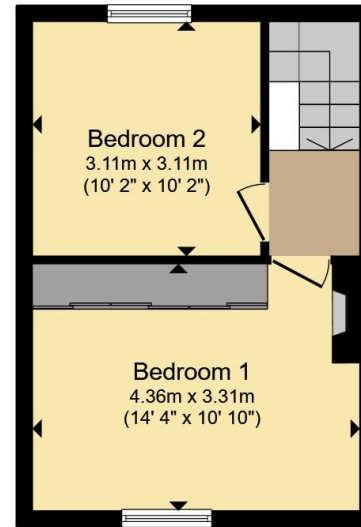








**Ground Floor**



**First Floor**

Total floor area 64.0 m<sup>2</sup> (689 sq.ft.) approx

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EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: DCH308897 - 0008