



Winters Lane
Portesham
£675,000 Price Guide



This well-presented and spacious family home found in an area of outstanding natural beauty, within the sought-after village of Portesham, enjoying lovely views across the surrounding countryside and hills. The property offers generous and versatile accommodation comprising a spacious sitting room, dining room, office, kitchen, separate utility room and a lovely garden room with generously sized sliding doors opening out onto the garden. There are also four double bedrooms, a family bathroom, en-suite shower room and ground-floor WC. Externally, the property benefits from a beautifully presented wrap-around garden, along with a gated driveway providing ample parking.

Portesham is a picturesque Anglo-Saxon village set within a conservation area, boasting an active and social community in a tranquil and pretty setting celebrating its millennium in 2024. Portesham is approximately 2 miles from the historic village of Abbotsbury and the spectacular Dorset coast, which is now recognised as a world heritage site. The village itself has a comprehensive range of facilities including the popular Duck's Farm Shop, a doctor's surgery, well received public house, village hall, church and a well-regarded primary school. Dorchester is approximately 8 miles and Weymouth 7 miles from Portesham, both towns are located on the London Waterloo line and Bristol Temple Meads.

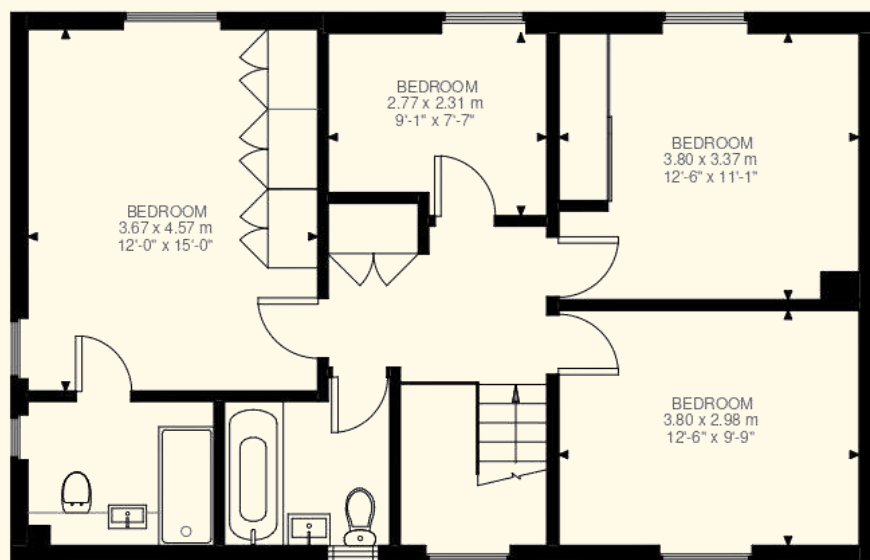


The property is accessed via an enclosed porchway, which benefits from built-in shelving providing useful storage for coats and shoes. A convenient ground-floor WC is located off the entrance, fitted with a hand basin and vanity cupboard.

The spacious hallway with oak flooring continuing through to the lounge and dining room. The double-aspect living room is a particularly light and inviting space, featuring a log burner and French doors opening out onto the front garden. The dining room enjoys a pleasant outlook over the beautifully presented front garden. The well-appointed kitchen features a range of integrated appliances, including Hotpoint fridge drawers, Bosch dishwasher, two separate Siemens ovens and a John Lewis five-ring induction hob with extractor hood. There is also a sink with mixer tap, oak worktops and tiled flooring. A door leads through to a helpful separate utility room. A further door leads into the impressive converted garden room. This versatile and beautifully presented space features large sliding doors opening onto the garden, allowing plenty of natural light and offering wonderful views towards the surrounding hills. A study with built-in shelving and a fitted office desk.

The bright and spacious first-floor landing provides access to the family bathroom, three generous double bedrooms and a large single bedroom. The two largest bedrooms benefit from built-in wardrobes, while the principal bedroom enjoys the added benefit of an en-suite shower room. A useful airing cupboard is also located on the landing, providing additional storage.

Externally, the property is approached via a gated driveway providing off-road parking. The beautifully established wrap-around garden is arranged over several tiers and is a particular feature of the property, with an abundance of mature planting and colourful shrubs. Features include striking tree ferns and a charming wisteria-clad archway.



First Floor
742 ft²

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this:

<https://www.tax.service.gov.uk/calculate-stamp-duty-landtax/#!/intro>

Services:

Mains electricity, water and drainage are connected.

Oil-fired central heating.

EPC rating D

Broadband:

At the time of the listing, standard and superfast is available.

Mobile phone service varies dependent upon your provider.

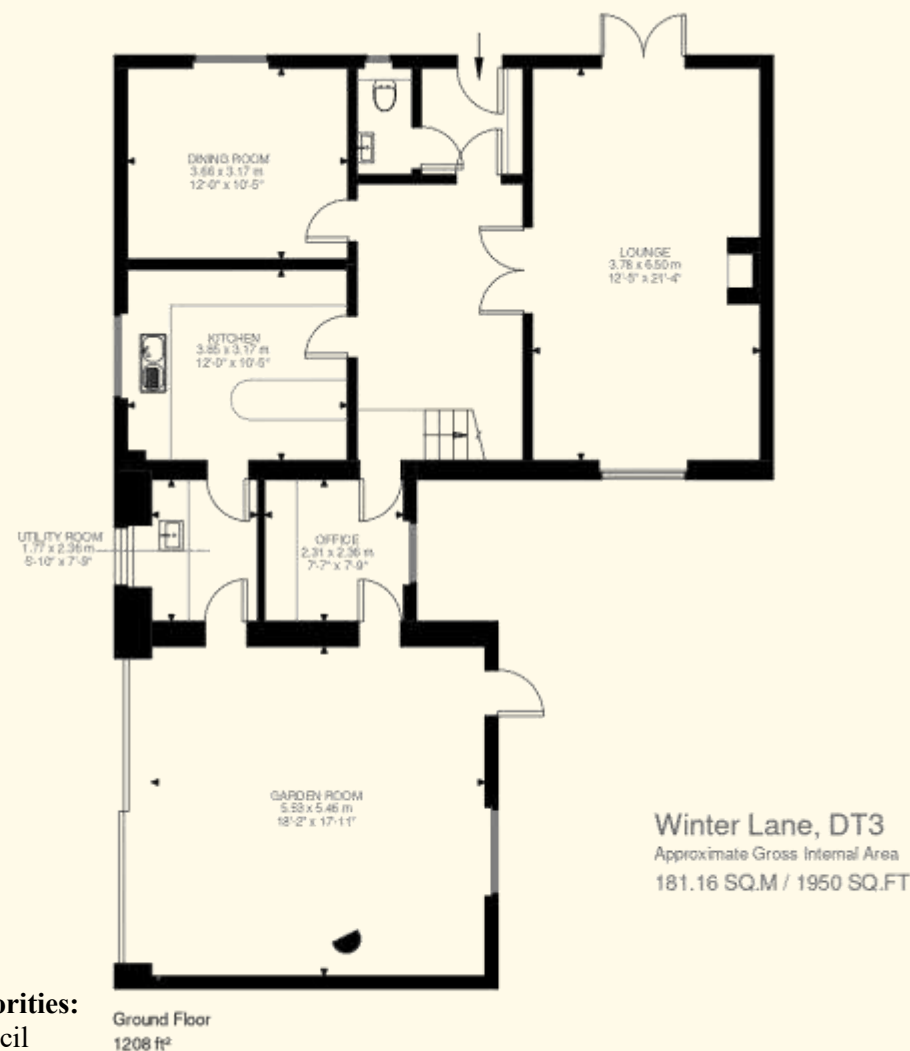
For up-to-date information please visit:

<https://checker.ofcom.org.uk>

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-termfloodrisk.service.gov.uk/risk#>



Ground Floor
1208 ft²

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Winter Lane, DT3
Approximate Gross Internal Area
181.16 SQ.M / 1950 SQ.FT

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Council Tax Band F.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.