



MEADOWBANK SCHOOL HOUSE LANE

Dorchester, DT2 9AU

Guide Price £840,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

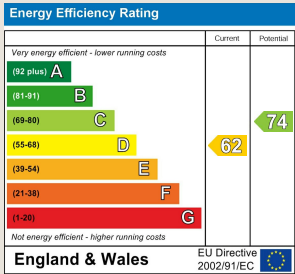
Meadowbank is situated in the beautiful area of the Bride Valley and has in recent years undergone a total refurbishment to take full advantage of the wonderful views. The accommodation in brief comprises: Vaulted hallway with glass & oak staircase, stunning bespoke fitted kitchen leading into the large open plan living space incorporating bi fold doors to take advantage of the fantastic views, ground floor bedroom, (plans in place to convert to self-contained annexe), family bathroom, utility/boot room, upstairs, there are two double bedrooms with en-suites and further bedroom (currently used as a study). Outside there is a garage, and well planned wrap around gardens.

Situation

Litton Cheney is a very active village with public house, village hall, primary school and church. The village is in a conservation area and lies within an Area of Outstanding Natural Beauty (AONB). The stunning Jurassic Coast is just a few miles away at West Bexington and Burton Bradstock. The bustling and historic market town of Bridport is just 7 miles away to the west, whilst the county town of Dorchester is just 11 miles to the east, with a mainline rail service to London Waterloo.

Local Authority

Dorset Council Tax Band: D
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Sitting Room

31'9" × 11'10" (9.69 × 3.62)

Spacious room with dual aspect, wood burning stove featured in the centre of the room, bi-fold doors leading out to the gardens.

Family/Dining Room

20'6" × 17'5" (6.25 × 5.33)

Beautiful light room with vaulted ceiling, wood burner, four remote controlled velux windows above. The Portland stone wall incorporating a set of bifold doors takes in the fabulous vista over the garden and across towards the Bride Valley.

Kitchen

13'7" × 11'4" (4.15 × 3.46)

Handmade bespoke designed kitchen offering ample storage, Dekton work surfaces with upstands. Integral appliances which include two electric ovens, a warming drawer, 5 ring ceramic hob and dishwasher.

Utility Room

10'10" × 9'1" (3.31 × 2.77)

Very useful utility room with plumbing for washing machine, space for fridge/freezer and can double as a boot room.

Bedroom 3

14'9" × 14'3" (4.51 × 4.35)

Ground floor bedroom with good range of fitted wardrobes, views across the valley to the front aspect. Planning permission has been granted to incorporate this bedroom with the utility/garage area to convert to a comfortable one bedroom annexe with own separate entrance.

Ground floor bathroom

Fitted with quadrant shower, bath, WC and wash hand basin.

Staircase

Glass and oak staircase leading to the first floor.

Bedroom 1

10'11" × 7'11" (3.34 × 2.42)

Master bedroom with en-suite shower room incorporating a double walk-in shower unit. Range of built in cupboards

Bedroom 2

12'3" × 11'11" (3.74 × 3.64)

Double bedroom with en-suite shower room

Bedroom 4

Currently used as a study. Range of storage cupboards

Garage

16'6" × 11'0" (5.05 × 3.37)

Large integral garage/boot room leading to utility room.

Outside

The gardens wrap around the property and are a particular feature which have been designed to take full advantage of the wonderful far reaching views. There is a high degree of privacy providing a peaceful space for relaxing or entertaining. Mainly laid to lawn with well stocked herbaceous borders, variety of shrubs and trees planted to the side areas. There is a green house, vegetable plot, Ornamental pond, Summerhouse, potting shed along with four wood stores

Agents note

Oil fired central heating (along with two wood burners), Mains Electricity, mains drainage. Superfast full fibre Broadband - (advise to check with Ofcom).

Material Information

Additional information not previously mentioned

- Mains electric, and water
- Water Not metered
- Oil Fired Central Heating, & wood burners
- Mains Sewerage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

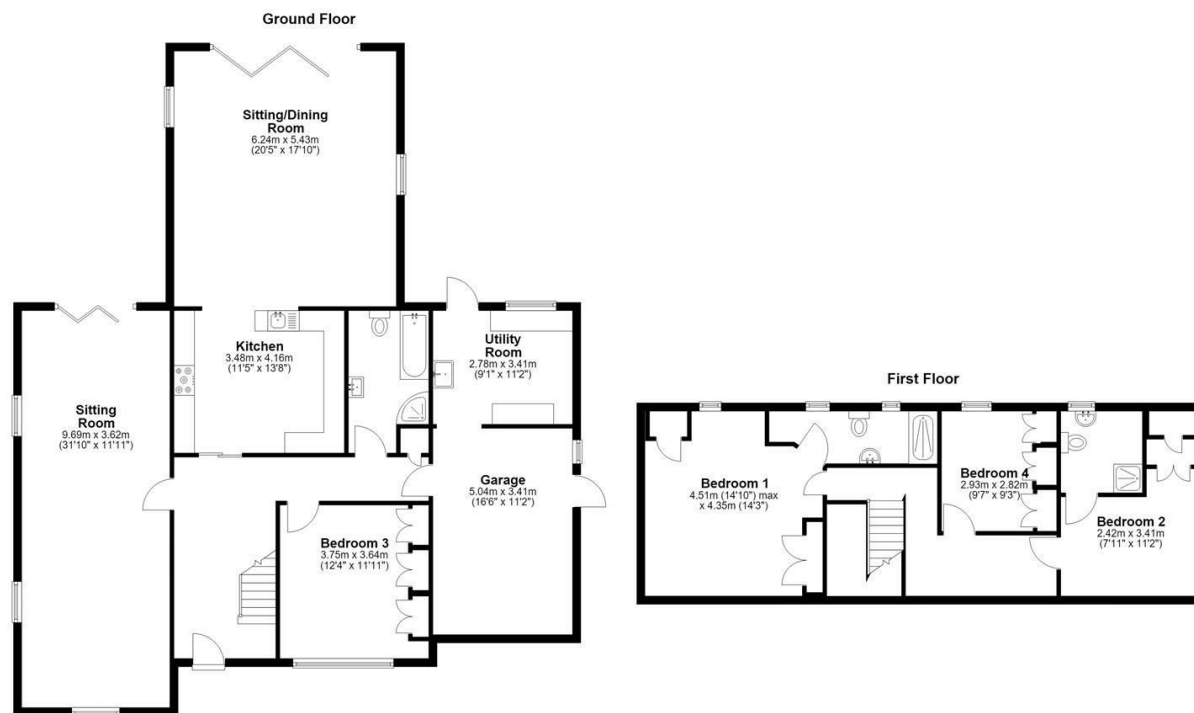
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01308 862606

beaminster@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

