



Symonds
& Sampson

Manor Cottage

Poxwell, Dorchester, Dorset

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Poxwell, Dorchester, Dorset,
DT2 8ND

Manor Cottage is a handsome stone built house situated in easy reach of the coast with a garden enjoying countryside views and additional parcel of land. The property requires updating and offers great potential.



- No chain
- Scope to improve
- Carport and store
- Additional land
 - 3 bedrooms
- 2 reception rooms
- 3 bathrooms

Guide Price **£550,000**

Freehold

Dorchester Sales
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THE PROPERTY

Manor Cottage is a handsome stone built house situated in easy reach of the coast with a garden enjoying countryside views and additional parcel of land. The property requires updating and offers great potential.

ACCOMMODATION

Formerly part of the farm, Manor Cottage is nestled adjacent to the Manor House and is offered for sale with no chain. With stone elevations under a tiled and part thatch roof the cottage also converted an attached barn in 1999 to form an impressive drawing room. The property is light and bright with accommodation in brief comprising; entrance hall, with coats cupboard, a spacious kitchen/dining room fitted with a range of cupboards and drawers, ample work surfaces with sink and drainer, integrated electric double oven and gas hob. Space for upright fridge/freezer. There is a walk in larder cupboard and ample room for a table and chairs. Steps up to a half landing with cloakroom and door in to the drawing room with vaulted ceilings and exposed beams, chimney breast with exposed stone surround and feature fire, double aspect room with French doors into the garden. There is downstairs utility/wet room with shower, WC and basin, space and plumbing for a washing machine and fitted cupboards. A separate sitting room with open fire and open run stairs lead to the first floor. Upstairs on the landing is a cloakroom and a range of fitted cupboards. Bedroom 1 is a double bedroom, there is a generous bathroom with separate shower, bath, WC and pedestal basin, "Priest hole" offers additional access to bedroom 2 another double room. whilst bedroom 3 has an en-suite bathroom.

The property benefits from a detached stone built carport with secure store room. ample parking and gas central heating.

OUTSIDE

There is a gravelled driveway at the front of the house with ample parking, a path leads to a patio abutting the house and lawn, not overlooked, private with mature shrubs and a lovely aspect over the adjoining fields. At the rear on the south elevation is a small well stocked flower border. In addition to the garden is an adjoining parcel of land, a small paddock (about 0.2 acre) there is direct access from the garden and a separate access which would accommodate a trailer or small machinery.

DIRECTIONS

Wat3words///verb.rainbow.streak

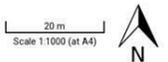
SITUATION

Poxwell is a highly desirable hamlet situated close to the World Heritage Jurassic coastline. Nearby facilities can be found in the village of Preston, which offers a mini supermarket, post office, general store, three public houses, takeaway, restaurant, and primary school. Nearby is the old smuggling hamlet of Osmington Mills with access onto the coastal path and well regarded thatched public house.

Both Weymouth and Dorchester (7 miles) provide a wide range of shopping and leisure pursuits and main line rail links to both London Waterloo and Bristol Temple Meads. There is excellent walking and riding in the immediate vicinity with a network of bridle and footpaths over the surrounding rolling countryside and along the stunning coastline.



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Poxwell, Dorchester

Approximate Area = 2297 sq ft / 213.4 sq m (excludes carport)
Outbuilding = 129 sq ft / 12 sq m
Total = 2426 sq ft / 225.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SERVICES

Mains Electric, gas fired central heating, and water. Shared private drainage.
Council Tax Band F.
Broadband - Standard speed is available
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details

MATERIAL INFORMATION

The property is situated in a conservation area. Shared drive way with the Manor House.
Please note the lawn area on the south side does not belong to the cottage.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1349172



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