



Connells

Barton Hill Cottages
Melbury Osmond Dorchester



Property Description

Situated in the ever-popular West Dorset village of Melbury Osmond lies this stunning modern thatched home. The property comprises three well-proportioned bedrooms and family bathroom on the first floor. The ground floor is home to a spacious and dual aspect lounge, kitchen-diner, utility and WC. There is the added bonus on enclosed front and rear gardens in a private position as well as garage and off road parking.

Ground Floor

Entrance Hall

The double glazed front door leads into the entrance hall with a radiator, the consumer cupboard, a double glazed window to the side aspect, stairs to the first floor and doors leading to the lounge, the cloakroom and the open plan kitchen / dining room.

Lounge

13' 8" x 18' 1" (4.17m x 5.51m)

A door leads from the entrance hall into the lounge with a radiator, a telephone point, a television aerial socket, an electric fireplace, dual aspect double glazed windows to the front and rear aspects and a double glazed door to the rear aspect leading out to the garden.

Kitchen / Dining Room

21' 2" x 10' 1" (6.45m x 3.07m)

A door leads from the entrance hall into the open plan kitchen / dining room with triple aspect double glazed windows to the front, side and rear aspects and a door leading to the utility room.

The fitted kitchen has a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer, plumbing for a dishwasher and an undercounter fridge.

Utility

9' 7" x 6' 5" (2.92m x 1.96m)

A door leads from the kitchen into the utility room with a double glazed window to the rear aspect, the oil central heating boiler, plumbing for a washing machine and a door leading onto the garden.

Cloakroom

A door leads from the entrance hall into the cloakroom with a WC and a wash hand basin.

First Floor

First Floor Landing

Stairs lead up from the ground floor to the first floor landing with access to the loft, an airing cupboard with a pair of doors to the front and doors leading to the shower room and to the three bedrooms.

Bedroom 1

13' 4" x 16' 11" (4.06m x 5.16m)

A door leads from the first floor landing into bedroom 1 with built in wardrobe, a radiator, a television aerial socket and dual aspect double glazed windows to the front and side aspects.

Bedroom 2

12' 7" x 10' 1" (3.84m x 3.07m)

A door leads from the first floor landing into bedroom 2 with built in wardrobes, a radiator and a double glazed window to the front aspect.

Bedroom 3

10' x 7' 5" (3.05m x 2.26m)

A door leads from the first floor landing into bedroom 3 with a radiator and a double glazed window to the rear aspect.

Shower Room

A door leads from the first floor landing to the part tiled shower room with a WC, a wash hand basin, a shower cubicle, a radiator and a double glazed window to the rear aspect.

Outside Space

Front Garden

The front garden has flower borders and a path leading to the front door.

Rear Garden

Doors from the lounge and the utility room lead out onto a rear patio. Steps lead down from the patio to a generous lawn with borders of mature shrubs.

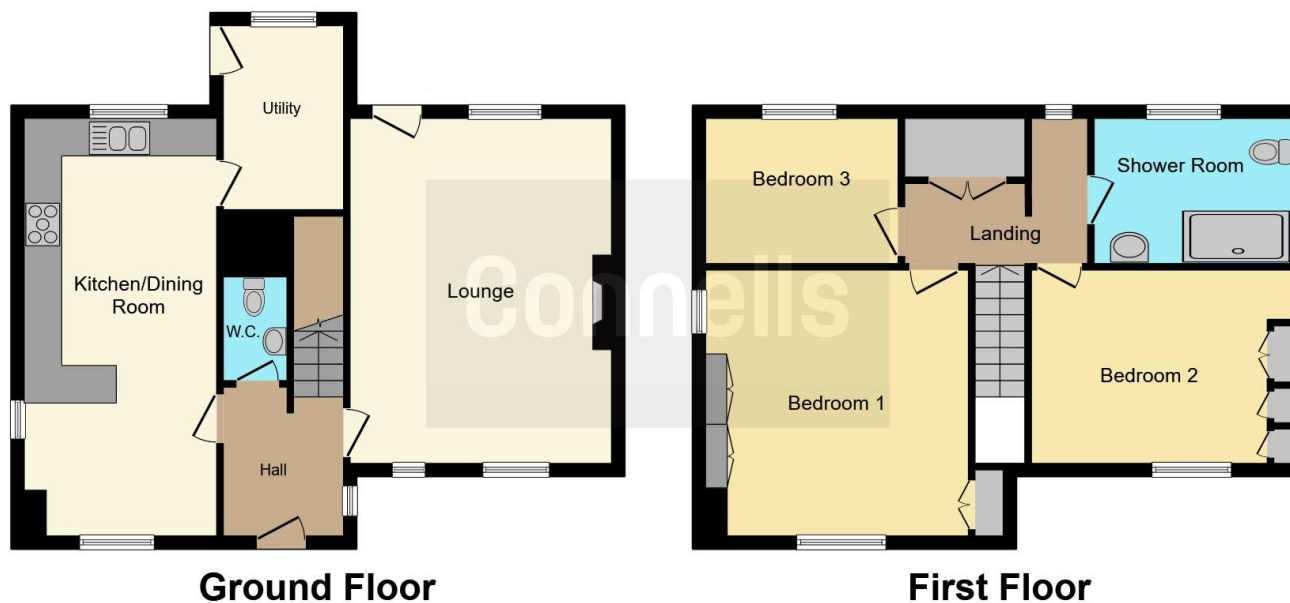
Garage

The property benefits from a garage en bloc. Access is via a private road shared by the residents.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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