

LANE END CREWKERNE ROAD

Dorchester, DT2 0AU

Price £625,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Well presented five bedroom detached chalet style bungalow, situated in the hamlet of Higher Frome Vauchurch, just a stones throw away from Maiden Newton. The accommodation in brief consists of five double bedrooms, two with En-Suite and the principle bedroom features a walk-in dressing room, Kitchen/diner with log burner, utility room, dining room, study, Cloakroom, family bathroom and spacious sitting room with log burner; South facing garden and patio with outdoor kitchen/BBQ, carport and garage, ample parking for several cars.

Situation

The local area
8.6 miles - Dorchester
9.6 miles - Beaminster
11.7 miles – Bridport
13.1 miles – Crewkerne
13.1 miles – Jurassic Coast

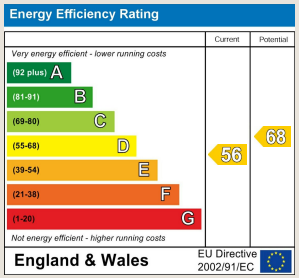
*All distances are approximate and sourced from Google Maps

The local area

Higher Frome Vauchurch is situated just a short walk away from Maiden Newton, a thriving village situated between the county town of Dorchester and the pretty town of Beaminster. Set amongst wonderful Dorset countryside the village benefits from many local amenities such as a petrol station, mini-market, corner shop, post office, hardware store, village hall, recreation ground, village Primary school and St Mary's Church that dates back to Norman times.

Local Authority

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













PROPERTY DESCRIPTION

Entrance Hall
Welcoming entrance hallway with doors leading off to further rooms. Space for shoe storage and coats, three storage cupboards. Velux window and tiled flooring.

Sitting Room
Spacious sitting room with bay window, log burner and double glazing.

Kitchen/Diner
Delightful, cosy kitchen/ dining room, wooden flooring throughout, ceramic kitchen sink with drainer, range cooker, plumbing for dishwasher, space for fridge/freezer, wooden counter tops throughout, attractive range of wall and base units, and large multi level corner cupboard offering ample storage. Rear Aspect double glazed double doors providing access to the rear patio.

Dining Room
Currently used as an extra bedroom. rear aspect double glazed windows.

Study
Currently used as a bedroom. Front aspect doubled glazed windows.

Utility Room
Adjucant to the kitchen/diner, plumbing for washing machine, both floor and wall mounted units, basin and rear access to the patio.

Bedroom 1
Large ground floor principle bedroom featuring bay window, en-suite with W/C, basin and shower. Walk-in dressing room with shelving and clothes rails which offer ample storage.

Bedroom 2
First floor front aspect bedroom, front aspect double glazed windows and two built in wardrobes.

Bedroom 3
First floor,rear aspect bedroom. Rear aspect double glazed doors to juliet balcony. Countryside views. Currently used as an office space.

Bedroom 4
Ground floor, front aspect bedroom, doubled glazed window with en-suite. Equipped with W/C, basin and shower.

Bedroom 5
First floor bedroom, Velux windows.

Family Bathroom
First floor family bathroom featuring W/C, basin, bath with shower over, velux windows.

Cloakroom
Situated of entrance hall, W/C and Basin.

Garage/Car port
Car port with space for two cars and a garage with up and over door.

Gardens
South facing garden, raised patio space, BBQ /outside kitchen area, garden path with gate access to road. Fantastic views.

Material Information
Additional information not previously mentioned
- Mains electric and water. Oil heating.
- Mains Drainage
- Broadband and Mobile signal or coverage in the area.

Council Tax Band C

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:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

MAYFAIR TOWN & COUNTRY

CERTIFIED AND ACCREDITED BY propertymark

propertymark cmp Client Money Protection

The Property Ombudsman