



**Connells**

Grianan Dorchester Road  
Frampton Dorchester



## Property Description

Situated in the tranquil West Dorset village of Frampton, part of Dorset's Area of Outstanding Natural Beauty lies this substantial detached bungalow. The property comprises of separate lounge and dining room both enjoying countryside views, kitchen, conservatory, WC, shower room, three double bedrooms and loft room. There is the added bonus of ample driveway parking and large garage with power which creates the ideal workshop/annex potential and solar panels. The plot is generous, with gardens wrapping around the bungalow and comprising of lawns, flower and shrub beds, seating areas and a summerhouse.

## Ground Floor

### Entrance Hall

The front door leads into the entrance hall with a double glazed sidelights to the front aspect, a radiator, stairs that lead to the loft room and doors leading to the lounge, the dining room, the kitchen, the cloakroom, the shower room and to bedrooms 1, 2 and 3.

### Lounge

18' x 11' 9" ( 5.49m x 3.58m )

A doorway leads from the entrance hall into the lounge, with double glazed windows to the front and side aspects providing views over the fields beyond, a radiator, a television aerial socket, and a fireplace with a multi fuel burner.

### Dining Room

11' 9" x 17' 9" ( 3.58m x 5.41m )

A door leads from the entrance hall into the dining room with a double glazed window to the front aspect and a window the side aspect into the hallway, a radiator, a telephone point and a fireplace.

### Kitchen

13' 10" x 9' 9" ( 4.22m x 2.97m )

A door from the entrance hallway leads into the fitted kitchen with a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer, an electric oven and hob with a cookerhood over, a radiator, space for a fridge freezer, plumbing for a washing machine and a dishwasher and a door leading into the conservatory.

## Conservatory

14' 2" x 10' 11" ( 4.32m x 3.33m )

A door leads from the kitchen into the conservatory which is of UPVC construction, with triple aspect double glazed windows to the rear and both sides, a radiator, a door to the side aspect and sliding doors to the rear aspect leading onto the garden.

## Cloakroom

A door leads from the entrance hall in to the cloakroom with a WC, a wash hand basin, a radiator and a single glazed window to the side aspect.

## Shower Room

A door leads from the entrance hall into the shower room with a double glazed window to the rear aspect, a radiator, a WC, a wash hand basin, an extractor fan and a shower cubicle.

## Bedroom 1

11' 11" x 10' 10" ( 3.63m x 3.30m )

A door leads from the entrance hall into bedroom 1 with double glazed windows to the rear and side aspects, a radiator and built in wardrobes.

## Bedroom 2

11' 11" x 10' 11" ( 3.63m x 3.33m )

A door leads from the entrance hall into bedroom 2, with dual aspect double glazed windows to the rear and side aspects and a radiator.

## Bedroom 3

13' 10" x 9' 11" ( 4.22m x 3.02m )

A door leads from the entrance hall into bedroom 3 with a double glazed window to the rear with views, a radiator and built in wardrobes.

## First Floor Landing

Stairs lead up from the ground floor entrance hall to the first floor landing with eaves storage and a door leads onto the loft room.

## Loft Room

13' 3" plus recess x 8' 9" ( 4.04m plus recess x 2.67m )

A door from the first floor landing lead into the loft room currently used as bedroom 4, with a radiator, a wash hand basin, eaves storage and a double glazed window to the rear aspect.

## Outside Space

## Front Garden

The front garden has a patio, a lawn, beds with mature shrubs and an external boiler.

## Rear Garden

Doors lead from the conservatory out onto the rear garden, with an external power point, a tap, a patio, a summerhouse and decking with views over the fields along with a gravelled seating area provide ample opportunities for alfresco dining.

## Garage

29' 5" x 14' 7" ( 8.97m x 4.45m )

The garage has an up and over garage door, a double glazed window to the side aspect, power and a light lending itself to use as a workshop if required, the loft above is boarded and has a double glazed window to the front aspect.

## Driveway

A tarmac driveway leads to the garage allowing for parking of upto an additional six vehicles.

## Solar Panels

Two solar panels for heating water are on the roof of the property and further solar panels to produce electricity are on the roof of the garage.









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EPC Rating: D    Council Tax  
Band: E

Tenure: Freehold

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