



Little Rivers
Bradford Peverell

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Set within both an Area of Outstanding Natural Beauty and a conservation area, and enjoying a generous plot with far-reaching countryside views, this substantial detached bungalow is located in the sought-after village of Bradford Peverell. The light and spacious accommodation includes two reception rooms, a well-proportioned kitchen, a utility room, four bedrooms, all of double size, shower room and a family bathroom. Externally, the property offers delightful gardens to the side and rear, a single garage and a drive with ample off-road parking. EPC rating E.

Bradford Peverell is a charming rural village in Dorset, set within rolling countryside just a few miles northwest of the county town of Dorchester. The village is steeped in history, with its parish church of St Mary dating back to Norman times, and it is surrounded by scenic farmland and gentle hills, making it popular with walkers and nature lovers. Despite its peaceful setting, Bradford Peverell benefits from being close to Dorchester, which offers a wide range of amenities including shops, schools, healthcare, restaurants, and cultural attractions such as the Dorset Museum and the Roman Town House. Nearby villages like Frampton, Charminster, and Stratton add to the area's character, each with traditional pubs, historic buildings, and a strong sense of community. Further afield, market towns such as Bridport and Weymouth provide access to the Jurassic Coast, sandy beaches, and vibrant local markets, giving residents of Bradford Peverell the best of both tranquil village life and convenient access to Dorset's wider amenities.

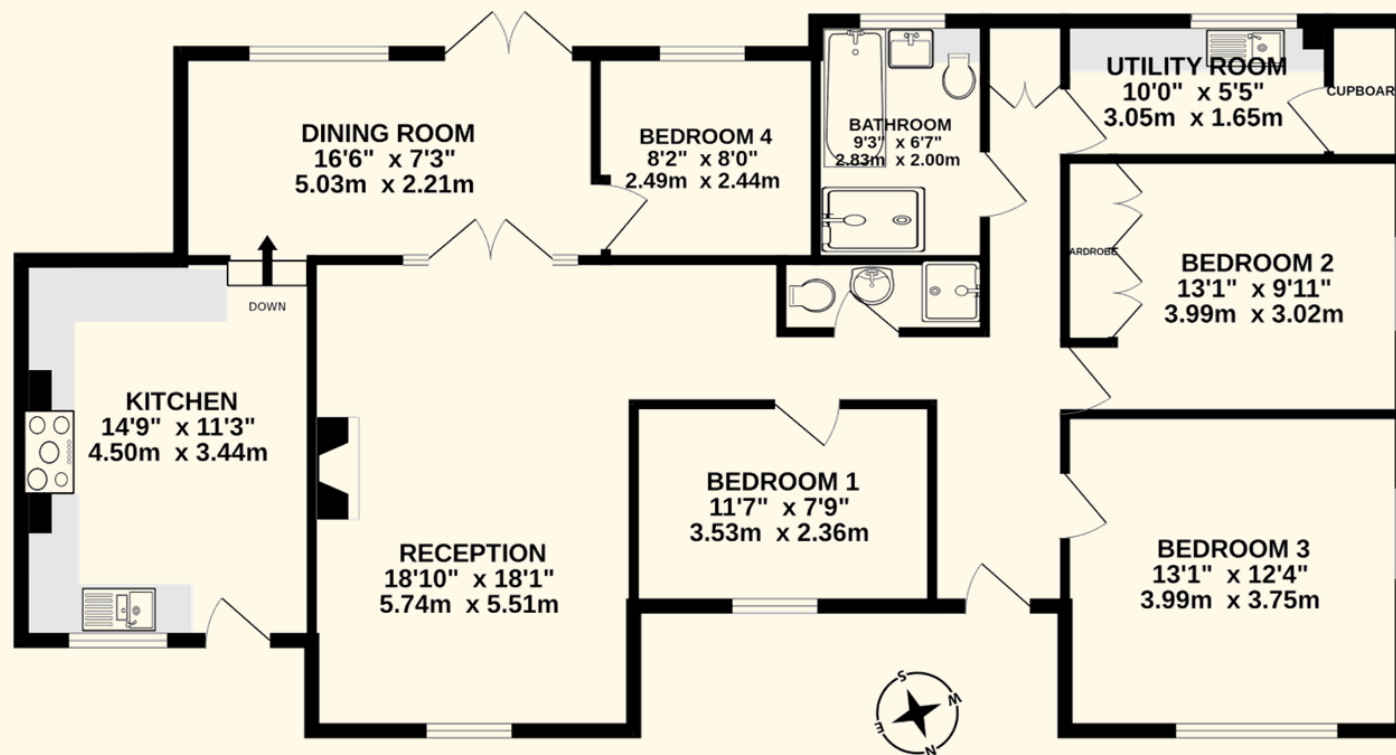


Entering the home through a part-glazed door, you step into a welcoming hallway with storage cupboard to the rear. The hallway opens onto a spacious reception room offering a bright space with features including a log burner framed by a characterful brick and flint surround with wooden beam mantle. A large window offers uninterrupted views of rolling countryside. To the rear, double doors lead into the dining room, another light-filled space featuring French doors and a window overlooking the rear garden, creating an ideal setting for dining and entertaining. A small step from the dining room leads into the charming, and spacious kitchen, fitted with cottage-style wall and base level units and offering space for an electric oven, dishwasher, and double fridge-freezer. A front aspect door offers external access. The utility room offers further worksurface, storage and a sink, and there is plumbing and space for additional appliances.

The family bathroom enjoys a modern design and features a walk-in shower with splashback, a low-level WC, a wash hand basin with built-in vanity storage beneath, and a panelled bath. For convenience, there is a separate shower room fitted with a WC, wash hand basin with vanity storage beneath, a heated towel rail, and a shower cubicle. All four bedrooms are well-proportioned doubles; each filled with natural light courtesy of large windows. Bedroom two also benefits from built-in wardrobes.

Externally, there is patio to the front, side and rear of the property. The garden, situated to the front and side of the property, offers stunning views across the local countryside. The garden is mainly to lawn and bordered by mature plants and trees, the garden features steps down to a meandering path that guides you through the space. To the front of the property, you will find a single garage, off-road parking, and a drive leading up to the grounds of this lovely home.

GROUND FLOOR 1254 sq.ft. (116.5 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Services:

Mains electricity and water are connected.

Oil Central Heating

Please note this property has a septic tank.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

The council tax band is E.

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>