



The Old Forge
Godmanstone



This attractive, terraced property offers a sought-after location in the popular village of Godmanstone and spacious accommodation consisting of a generous sitting room, kitchen/diner, snug, two double bedrooms, modern bathroom and ground floor WC. Externally, the property has a sizeable rear garden with surrounding countryside views. There is a single garage with a parking space in front, situated at the end of the terrace. EPC rating F.

The Old Forge is situated in the small village of Godmanstone, West Dorset, an AONB. The village has an organic farm shop, café and the surrounding area provides a number of footpath walks incorporating Godmanstone and nearby villages such as Cerne Abbas, Piddle Valley and Sydling St Nicholas.

The nearby county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities. Two cinemas, several museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. The catchment schools are highly rated and very popular with those in and around the Dorchester area. Doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns.



A small set of steps leads to the property's entrance with a door leading you through to the porch area. The area creates an ideal space to decant and store outdoor wear, with an internal door leading to the sitting room.

The impressive sitting room features a part-exposed chimney breast and generous dimensions.

The modern kitchen/diner is split between tiled and wood flooring with the kitchen area being fitted with a range of wall and base level units with worksurfaces over and tiled splashback to the side of the room. Integral appliances include a sink and drainer, four-ring hob with extractor hood over and oven, with further space provided for additional appliances.

The snug adds additional living accommodation to the property and provides access to the ground floor WC and useful storage cupboard.



Stairs rise to the first floor where the bedrooms and family bathroom are situated. A storage cupboard can be located on the landing.

The family bathroom is fitted with a modern suite comprising of an enclosed bath with shower attachment over, WC and wash hand basin. The room is finished with part tiled walls closest to the bath and tiled flooring.

There are two bedrooms in the property, both double in size, with bedroom one benefitting from a rear aspect outlook over the garden, vaulted ceilings and a three-door fitted wardrobe.

Externally, there is a rear garden, offering a large space of lawn with a variety of plants and shrubs. The garden backs on to an open field, providing stunning countryside views, with the property also offering a single garage with a parking space to the front.



Room Dimensions:

Sitting room	6.83m x 4.95m (22'05" x 16'03") max
Kitchen/Diner	6.38m x 2.34m (20'11" x 7'08")
Snug	2.62m x 2.13m (8'07" x 7'00")
Bedroom One	4.62m x 3.51m (15'02" x 11'06") max
Bedroom Two	3.81m x 3.56m (12'06" x 11'08") max

Services:

Mains electricity, water and drainage are connected. LPG fired central heating.

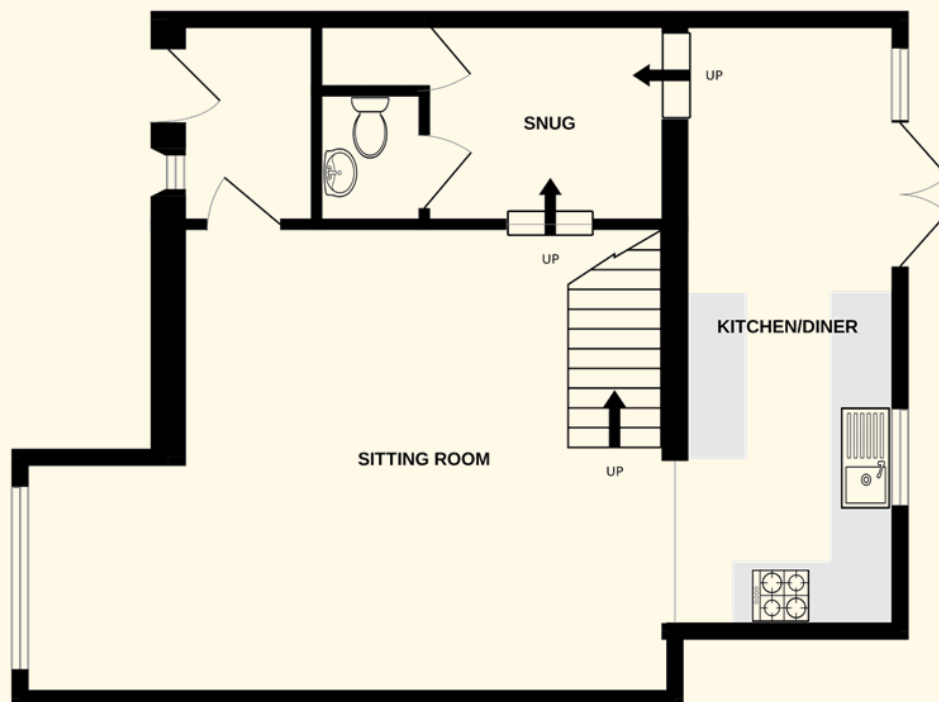
Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

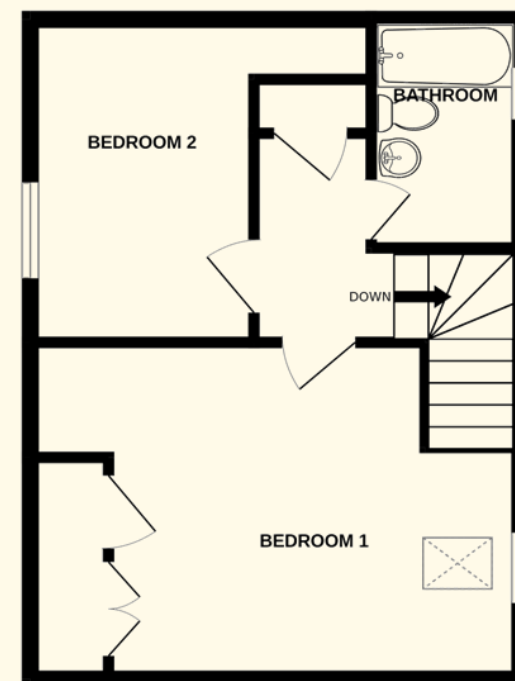
Tel: 01305 211970

Council tax band is D.

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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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