



Floyers Field
Dorchester



PARKERS

PRESTIGE COLLECTION



A beautiful three double bedroom, semi-detached home favourably situated in the village of West Stafford. The property offers accommodation comprising of a sitting room, kitchen/diner, utility room, office, family bathroom and en suite facilities. The home also benefits from a southerly facing rear garden, a single garage and a parking space.

West Stafford is a village two miles from Dorchester by the river Frome with strong Thomas Hardy connections. St Andrew's church where Tess married, Strafford House, the seat of Lord Julian Fellows who owns most of the surrounding land, an active Village hall, children's play field and notable pub. Talbothays Lodge and cottages, built by Hardy, are a short walk away. There is a chalk stream fishery nearby, a falconry, an organic farm and great walks across the fields and along the river. There are no street lights, shops or public transport. West Stafford has three parish councillors who meet monthly. Biannual parish meetings are arranged in the Village hall for all residents to have a say in local activities. A website <https://www.west-stafford.com> is active and a newsletter, Oyez, is distributed monthly.



Entrance to the property is gained via a hallway providing access to all ground floor rooms and a set of stairs that rise to the first floor. Situated on the ground floor is the sitting room, kitchen/diner, utility room, office and WC.

The spacious sitting room offers a central coal effect fireplace with decorative surround, hearth and mantle. A set of French doors, with windows either side, provide plentiful natural light and additional access to the garden

The modern kitchen/diner has a range of wall and base level units with integral appliances including a fridge, freezer, dishwasher, double oven and 4-ring gas hob. The room also enjoys views over the garden and a separate utility provides an additional sink and storage options.

There is a further reception room, currently utilised as an office space by the current owners, which offers versatility to this home.



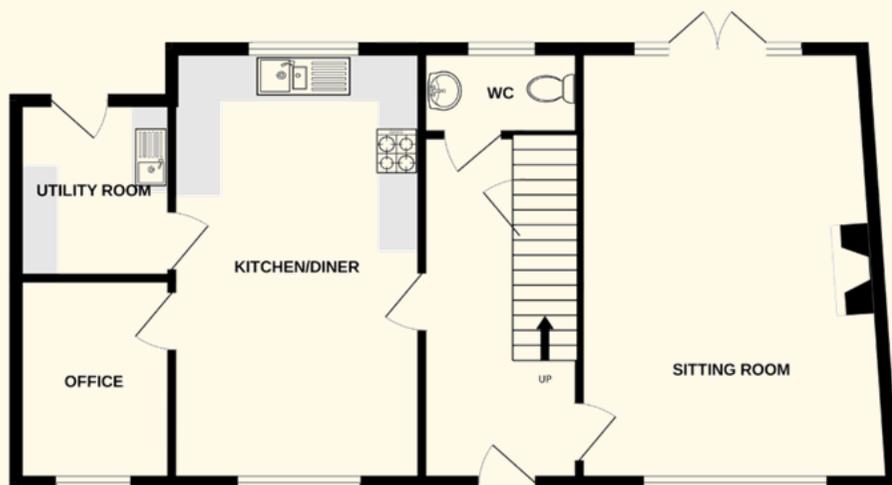
Stairs rise to the first floor where they meet a good-sized landing, providing access to a storage cupboard, all bedrooms and family Bathroom.

Bedroom one benefits from en-suite facilities and generous dimensions. Bedroom two and three are double bedrooms with a front or rear aspect window providing natural light.

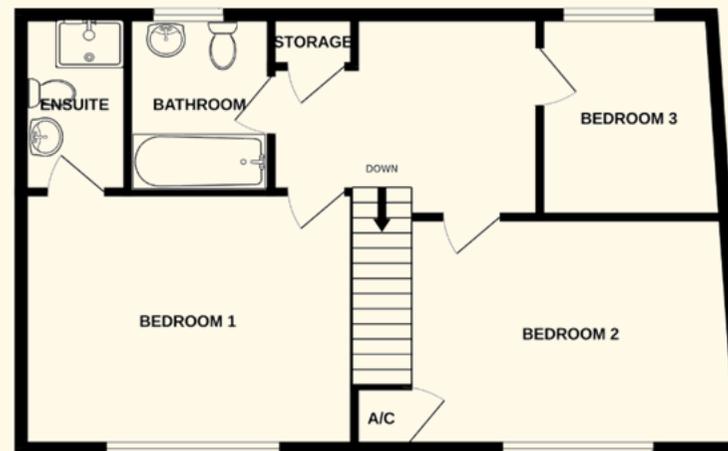
The family bathroom has a suite comprising of a panel enclosed bath with shower attachment over, WC and wash basin.

Externally there is an enclosed southerly facing rear garden predominately laid to lawn with areas of paved patio and steps that lead to the garage. The property also benefits from an allocated parking space at the front of the property.

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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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Agents Notes:

There is a Right of Way from Glebeland Close to Floyers Field to 'the street'.

Services:

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

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.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

01305 211970

We are advised that the council tax band is F

Room Dimensions:

Sitting Room	5.79m x 4.22m max (19'00" x 13'10" max)
Kitchen/Diner	5.82m x 3.38m (19'01" x 11'01")
Utility Room	2.39m x 2.11m (7'10" x 6'11")
Office	2.74m x 2.11m (9'00" x 6'11")
Bedroom One	4.50m x 3.33m (14'09" x 10'11")
Bedroom Two	4.19m x 2.92m (13'09" x 9'07")
Bedroom Three	2.72m x 2.72m (8'11" x 8'11")