



Greenacre Lodge
Grimstone



Situation:

Nestled in the picturesque countryside of Dorset, Grimstone is a hamlet surrounded by rolling hills and fields. The area is steeped in history and nearby, The River Frome meanders gently through the landscape, adding to the idyllic setting.

The county town of Dorchester is steeped in history and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.



Summary:

Set within an area of outstanding natural beauty is this brick and flint, detached family home, situated in the small village of Grimstone with double gates to the property and driveway providing ample off-road parking. The property is accompanied by an attached one-bedroom annexe with potential for an additional income (subject to necessary consents) and the main house accommodation includes two reception rooms, kitchen/dining room and separate utility room, four bedrooms with an en-suite and dressing area to the principal bedroom, family bathroom and ground floor WC. EPC rating D.

Annexe:

A one-bedroom annexe with en-suite and downstairs shower room. The kitchen/living space lends itself perfectly to modern living with space for both living and dining furniture. The kitchen space is fitted with a range of wall and base level units with worksurfaces over. There is an integral single oven and four-ring hob with extractor hood above. EPC rating C.



An entrance door takes you through to the property's hallway with access offered to the majority of ground floor rooms including the WC. There is under stair storage cupboard also located in the hall.

A set of French doors lead to the sitting room, a spacious room receiving plentiful natural light via a triple aspect and featuring an attractive central fireplace with surround and mantle. French doors lead directly onto a patio area.

A versatile second reception room, currently utilised as a 'snug' provides further living accommodation and a lovely rear aspect outlook onto the garden.

The kitchen/dining room is fitted with a range of neutral wall and base level units with worksurfaces over and part-tiled splashback. Integral appliances include a single oven, four-ring hob with extractor hood above and dishwasher. The room is complete with tiled flooring and space for a dining table and chairs. A separate utility room offers a further sink and drainer and storage space.

A set of stairs rise to the gallery landing which in turn gives access to the bedrooms and family bathroom. The principal bedroom benefits from a dressing area with fitted storage options and en-suite furnished with a panel enclosed bath, WC and wash hand basin. The family bathroom's suite consists of a panel enclosed bath with part-shower screen and shower attachment, WC and wash hand basin.

Outside:

Externally, the home benefits from stunning views and the rear and side garden is predominately laid to lawn and features a variety of trees and shrubs. A fenced patio area abuts the property.



Flood Risk:

Enquire for up-to-date details
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Agents Notes:

Please note there is a trainline nearby.



Please also note there is a public ROW on foot across the boundaries of the property.

Services:

Mains electricity and water are connected. Oil fired central heating and septic tank.

Broadband and Mobile Service:

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

Mobile service indoor is listed as limited and likely depending on the provider and outdoor is likely.

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

The council tax band is F.

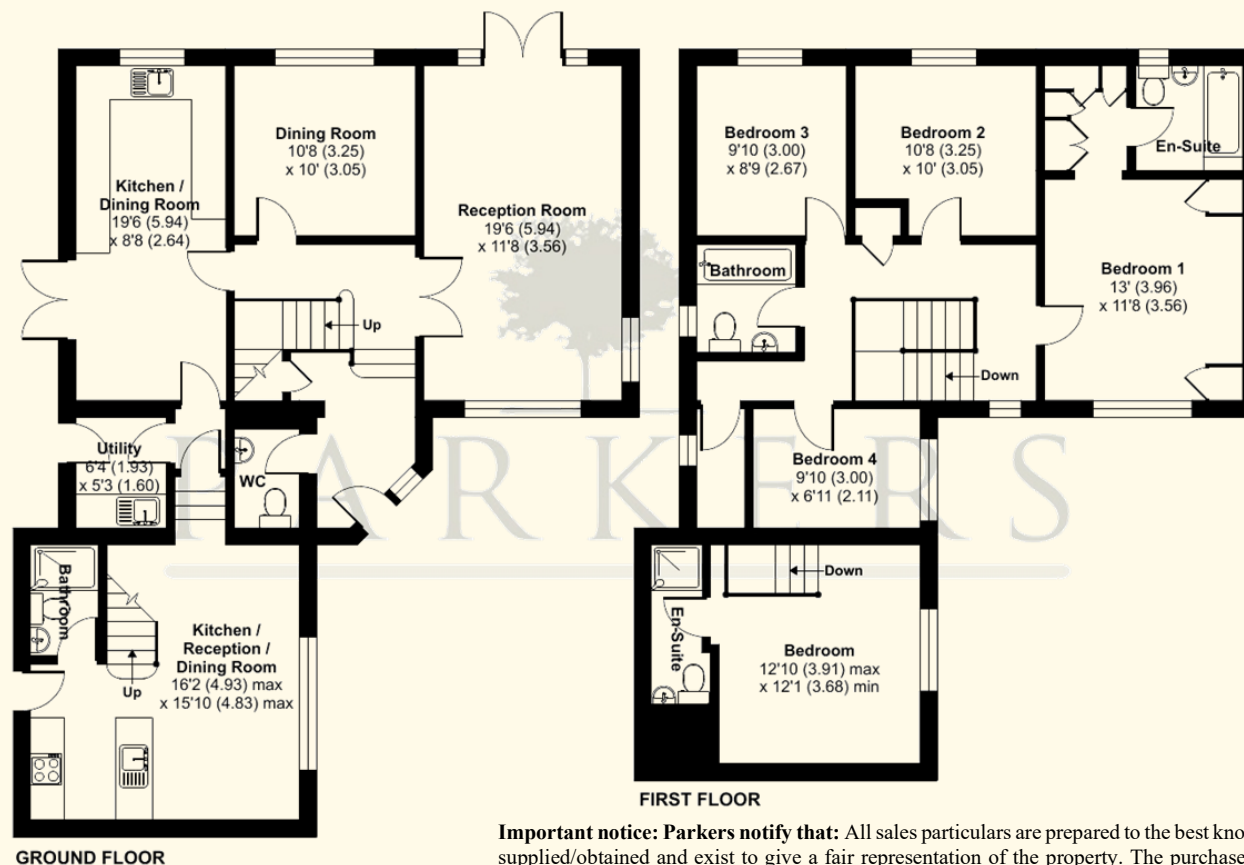


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Parkers Estate Agents. REF: 1207388

Dorchester Road, Grimstone, Dorchester, DT2

Approximate Area = 1977 sq ft / 183.6 sq m

For identification only - Not to scale



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