



Beech Tree Close
Cattistock
Offers Over £400,000



Offered with no forward chain and found within an Area of Outstanding Natural Beauty, is this detached bungalow ideally situated in the popular village of Cattistock, near the upper reaches of the Frome Valley. The property offers expansive living accommodation throughout and presents an excellent opportunity for a renovation project, with the potential to create an idyllic family home. The accommodation comprises a spacious reception room, a good-sized kitchen, three bedrooms, two bathrooms, a conservatory, a balcony and ample storage throughout. Externally, the property benefits from an expansive rear garden with far-reaching countryside views. To the front, there is a double garage and driveway parking. EPC rating D.

Beech Tree Close is situated within the delightful village of Cattistock, nestled within ideal distance of Bridport, Yeovil & the County Town of Dorchester. The village offers a very friendly and active community boasting a 400-year-old pub, village shop & post office, village hall, football pitch, cricket pitch and lawn tennis club. The aforementioned nearby towns offer a plethora of shopping and social facilities, leisure activities, museums and weekly markets. The catchment schools are highly rated and very popular with those in and around the Dorchester area. The close village of Maiden Newton offers a primary school and rail links to Dorchester, Weymouth, Bath, Bristol Temple Meads and beyond.



On approaching the property, a generously sized driveway leads to a double garage and provides space for parking. A pathway leads to two separate entrances providing access to the home. The main entrance is located to the side of the property, where a part-glazed UPVC door opens into a central hallway, from which all principal rooms are accessed. The main reception room is generously proportioned and features a gas fired fireplace with surround and mantel. Enjoying a triple aspect, the room is filled with natural light and benefits from access to both the balcony and sliding doors opening into the conservatory. Both spaces offer attractive views across the garden and surrounding countryside. The property offers three bedrooms, two of which are generous doubles. The principal bedroom benefits from extensive fitted wardrobes and a private en-suite, while the second double bedroom features a fitted clothes rail. The kitchen is well proportioned and presents an exciting opportunity to modernise. With a triple aspect allowing for abundant natural light, the kitchen also benefits from a secondary door leading to a porch, which provides an additional entrance to the property and convenient access to the garage. The bathroom comprises a panelled bath with shower attachment, a corner shower cubicle, a wash hand basin and WC, and is finished with part-tiled walls.

Externally, the grounds include an expansive, lawned, wrap around garden backing onto rolling countryside, creating a private and serene setting. The garden is predominantly laid to lawn and features a shed along with a variety of mature trees and shrubs. Steps rise to a patio area adjoining the property, providing an ideal space for outdoor furniture and entertaining. Further benefits include a double garage with up-and-over doors, along with two additional access doors leading to the home and the garden. Additionally, the driveway provides ample off-road parking.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

The council tax band is D

Services:

Mains electricity and water are connected.
Oil fired central heating.
The property benefits from solar panels that are owned outright.
Please note the fireplace is gas-fired.

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#>

Broadband and Mobile Service:

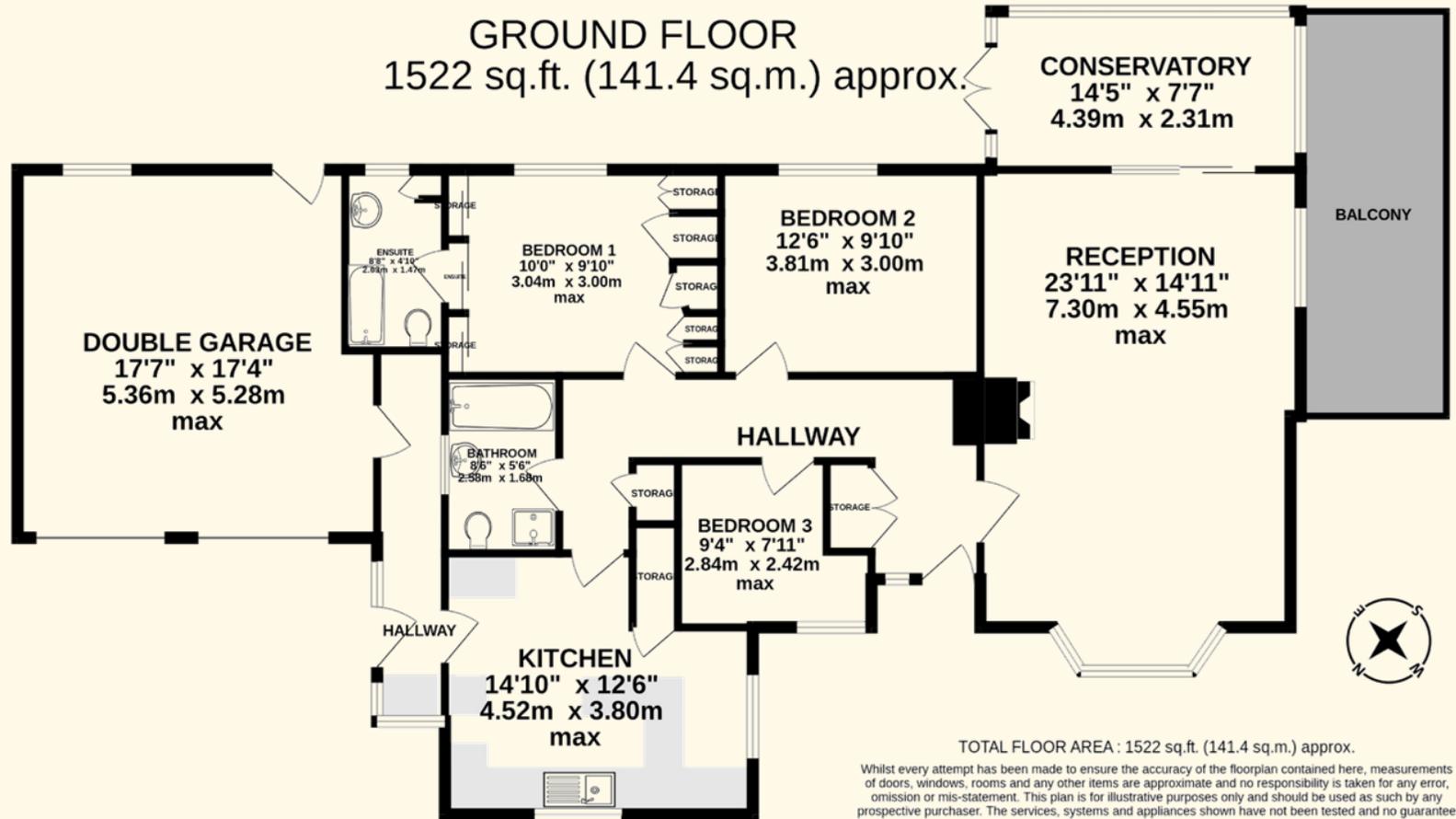
At the time of the listing, standard and superfast are available.

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>.

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.