PARKERS

01305 340860

Independent Property Consultants and Valuers

Wareham Road, Dorchester

Price guide £1,000,000

Set within an area of outstanding natural beauty is this impressive four-bedroom residence offers a great opportunity to acquire a wonderful bespoke family home, situated within the popular village of Owermoigne offering easy access to plentiful countryside walks and the nearby towns of Weymouth, Dorchester and Wool. Set within an attractive garden of over half an acre the property boasts a wealth of spacious and versatile accommodation that is presented to an exceptionally high standard throughout, offering a high quality of finish and attention to detail. In addition to its favourable size and location the property benefits from an air-conditioned garage with a room above. EPC rating C.

Situation

Owermoigne is a small, picturesque village in Dorset, nestled in the rolling countryside a few miles east of Dorchester. It sits close to the Jurassic Coast, making it a peaceful base for exploring the natural beauty of this beautiful area offering the perfect blend of coast and country. Nearby towns include Dorchester, the historic county town with Roman remains lively market scene and mainline train links to London Waterloo and Bristol Templemeads; Weymouth, a traditional seaside resort with a sandy beach and bustling harbour; and Wareham, a gateway to the Purbeck Hills and Poole Harbour. Smaller villages such as Moreton, famous for its Thomas Hardy connections, and Crossways add to the area's rural character and rich heritage.

Key Features

The property opens onto a grand, open and spacious, hallway that sets the tone for the rest of the property. This stylish home receives an abundance of natural light enhancing its generous dimensions. There are built in speakers throughout the property.

The kitchen/breakfast room is a fabulous feature of the property, enjoying a social ambience and lending itself perfectly to modern living. The kitchen is fitted with a selection of integral appliances and a comprehensive range of wall and base level units together with a useful peninsula/breakfast bar. The room is finished to an extremely high specification offering LED lighting, surround sound ceiling speakers and electric under floor heating beneath the tiled quartz flooring. A separate utility room provides additional work surfaces and units.

The impressive style and presentation continues to the living accommodation, consisting a light and spacious reception room, currently utilised as a cinema room, finished in stylish décor, offering tiled flooring with underfloor heating and a set of French doors that provide direct access to the garden. Also situated on the ground floor is a delightful family room and a bespoke dining room/sun room, a fabulous addition to the property that provides additional living accommodation whilst taking full advantage of the lovely outlook on offer.

The property benefits from four generous bedrooms, the principal bedroom appointed with fully tiled luxury en-suite facilities, surround sound speakers and a wonderful balcony that enjoys a southerly facing aspect. The second bedroom also benefits from en-suite facilities whilst the remaining bedrooms are both fitted with stylish and generous built in wardrobes. Also situated on the first floor is the family bathroom, enjoying a luxurious feel and offering a contemporary suite comprising a low-level WC, a wash hand basin and a large walk-in shower.

The premium style offered internally continues to the rear of the property where there is a generous enclosed garden that provides a wonderful outside space for alfresco dining, entertaining or relaxing. The garden is laid predominately to lawn with an area of decking abutting the property and a fabulous hot tub. There is an air-conditioned garage currently utilised as a gym with a versatile room above, accessed via an internal staircase, that could be utilised as a studio or home office.
There of a right of way over a track for vehicular access to the property.

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is G

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#

Mobile and Broadband

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

Mobile signal will vary depending upon provider.

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

Services

Mains electricity, water and drainage are connected.
Air conditioning unit / heating via the air source heat pump.

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.

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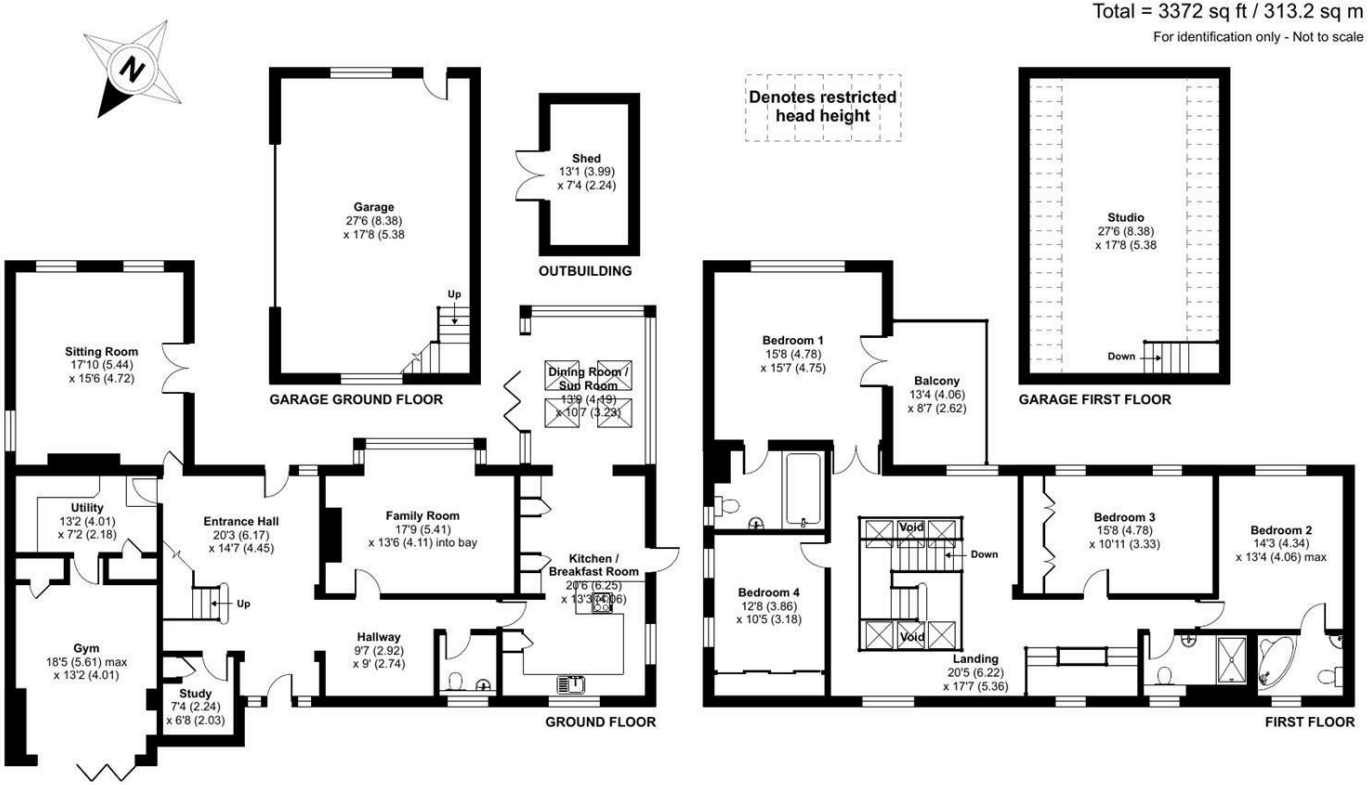
Wareham Road, Owermoigne, Dorchester, DT2

Approximate Area = 3275 sq ft / 304.2 sq m (excludes garage / studio)
Outbuilding = 97 sq ft / 9 sq m
Total = 3372 sq ft / 313.2 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
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