



New Frampton Court
Frampton
Offers in Excess of £350,000



This unique property boasts a striking design, with a rear aspect balcony offering enjoyable views of the fields. Inside, the home is equally impressive, featuring spacious interiors that include a large living room, a kitchen/dining room, three double bedrooms, two of which have en-suite facilities, as well as a family bathroom and separate WC. Furthermore, the home benefits from a beautifully landscaped rear garden, and a leasehold double garage (offered with a lease of 999 years from 2007) situated at the front. EPC rating E.

The property is located in the charming and tranquil village of Frampton, which lies within an area of Outstanding Natural Beauty, yet is only 6 miles north-west of Dorchester, the County Town of Dorset, which offers a vast range of amenities, the County hospital and train links to London and Bristol. The village itself is surrounded by beautiful countryside, scenic walking routes and open green spaces. The village offers a welcoming community atmosphere and a local amenity including an active village hall, a church and a garage situated on the outskirts.



On approaching this impressive property, a communal driveway provides access to the double garage leading to walled steps that rise to the elevated home. A delightful front patio offers space for outdoor furniture, while the front door opens into a welcoming hallway with access to all ground floor accommodation, including a WC, understairs storage cupboard, and staircase to the first floor.

The living room is generously sized and tastefully decorated, providing an excellent space for entertaining. Its open layout accommodates a variety of seating arrangements and can easily incorporate a dining area. Expansive sliding doors flood the room with natural light and open directly onto the front patio. The kitchen/dining room is a wonderfully sociable space, fitted with a range of wall and base units with worksurfaces over. Integrated appliances include a dishwasher, washing machine, double oven and grill, wine fridge, and a NEFF four-ring induction hob with extractor hood above. A central island provides a breakfast bar, while there is ample room for a dining table and chairs.

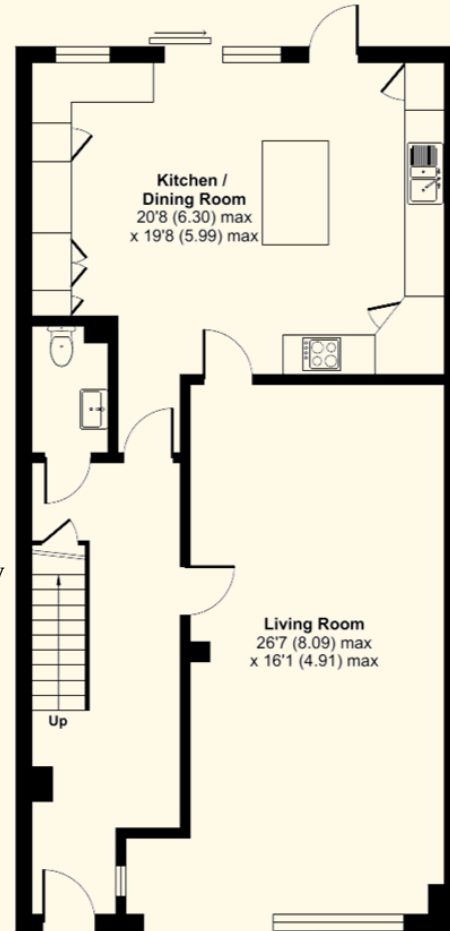
The first-floor hosts three double bedrooms and the family bathroom, with a cupboard housing the central heating boiler located on the landing. Bedrooms one and two are particularly generous and benefit from en-suite shower rooms, while bedrooms two and three enjoy direct access to a balcony with artificial grass and space for outdoor seating. The family bathroom is fitted with a panel-enclosed bath with shower attachment, electric towel rail, WC, and wash hand basin, complemented by tiled walls and lino flooring.

Externally, the home boasts a well-presented landscaped rear garden with a good-sized patio, ideal for al fresco dining. Steps lead to a second tier featuring artificial grass and attractive flower beds, with outdoor lighting creating an inviting atmosphere for entertaining long into the evening.

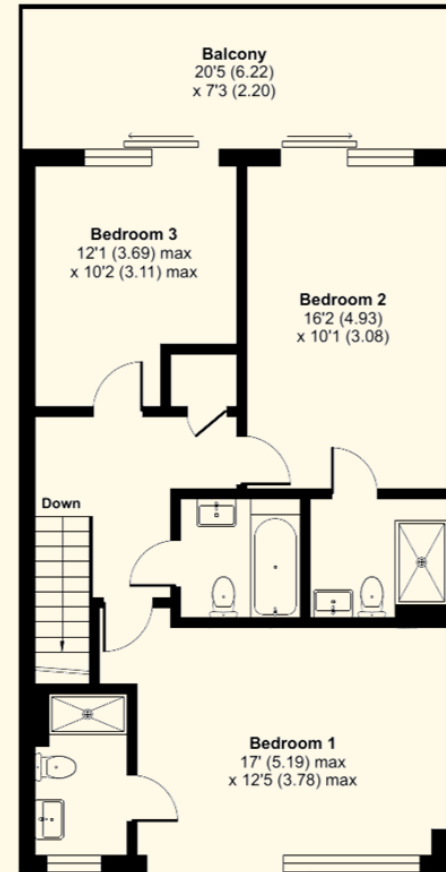
Dorchester Road, Frampton, Dorchester, DT2

Approximate Area = 1613 sq ft / 149.8 sq m
 Garage = 288 sq ft / 26.7 sq m
 Total = 1901 sq ft / 176.5 sq m

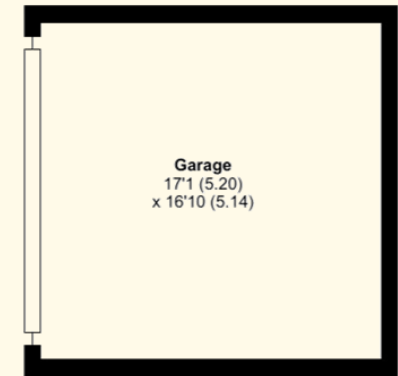
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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.

 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: 1258596

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

Services:

Mains electricity, water and drainage are connected.
 Electric central heating – water filled radiators.

Local Authorities:

Dorset Council
 County Hall
 Colliton Park
 Dorchester
 DT1 1XJ

Tel: 01305 211970

Council tax band E.

Agents Notes:

Please note there is a service charge of approximately £1000.00 per annum.

Broadband and Mobile Service:

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

Mobile phone service varies dependent upon your provider.

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-landtax/#!/intro>