



Tincleton,
Dorchester
£625,000



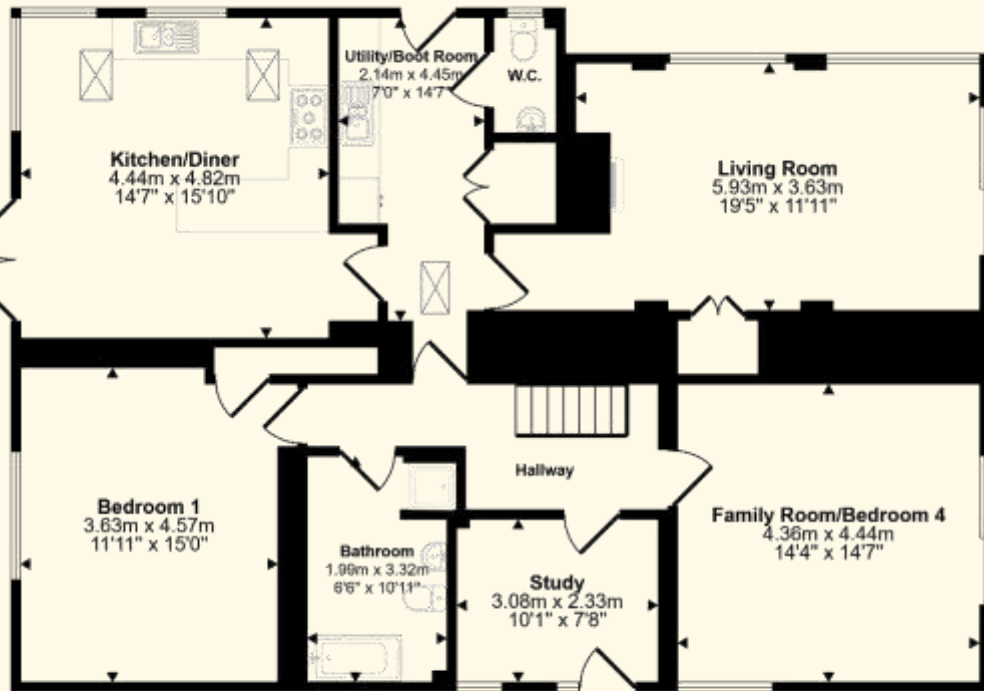
A charming and spacious former coach house set within approximately half an acre in the picturesque Dorset hamlet of Tincleton. Originally dating back to the late 1800s, the property beautifully combines period character with modern comforts, featuring vaulted ceilings, exposed wooden beams, a log burner, and versatile living spaces throughout. It also benefits from attractive landscaped gardens enjoying far-reaching countryside views. The spacious layout offers generous reception areas, a stylish kitchen/dining room, four double bedrooms, extensive parking, and a double garage, all set within a private position in the grounds of the Grade II listed Clyffe House. The property also benefits from a garage, a driveway providing off-road parking for multiple cars, and an additional parking space within the communal grounds, located a short distance from the property. EPC Rating D.

Situated approximately five miles from the county town of Dorchester, Tincleton is a peaceful and idyllic Dorset village with all the advantages of proximity to major towns with excellent shopping and dining facilities and rail services to London Waterloo (approximately 2.5 hours from Dorchester). Nearby Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities. Two cinemas, several museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. The catchment schools are highly rated and very popular with those in and around the Dorchester area. Doctors, dentist surgeries and the Dorset County Hospital are close by. There are major train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and regular bus routes to nearby towns.



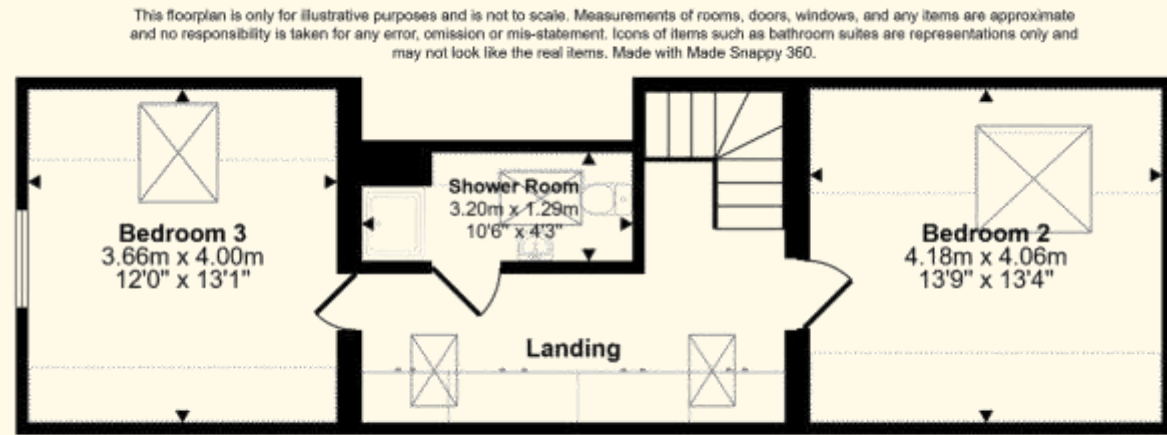
On approaching this impressive home, a generous and neatly presented driveway leads to the rear of the property, where a part glazed front door provides access to the home. An attractive frontage sets the tone, with detailed brick surrounding the windows, a climber creates colour and texture while a gate provides access to the grounds. On entering the home, the useful utility/boot room creates a great space to decant shoes and coats, whilst served by a sink with worktop space, a w/c and storage cupboard. From here, entrance to the striking dual-aspect living room with vaulted ceiling, attractive wood burner fireplace creating a cozy focal point, and sliding doors opening onto the gardens. Adjacent to the sitting room is the contemporary kitchen/dining room with Velux windows and double doors providing access to the terrace. A door opens into the hallway, where further accommodation is found and stairs rise to the first floor. Further ground floor accommodation includes an office/snug, and a versatile second reception room that can also serve as a fourth bedroom. The ground floor principal bedroom overlooks the gardens and is served by a spacious bathroom with separate bath and shower. The first floor continues to impress, providing access to two further double bedrooms featuring attractive exposed beams, eaves storage, and countryside views, both rooms are served by a modern shower room.

The beautifully landscaped gardens are arranged across two distinct areas, with the main garden primarily laid to lawn and complemented by paved seating and dining terraces, well-stocked flower beds, a wooden potting shed, and outdoor power and water points. Enclosed by attractive dry stone, brick, and flint walls, the gardens enjoy delightful countryside views. To the rear, a tiered garden leads to a gated access point opening directly onto a public footpath through Clyffe Copse. This tranquil space features a paved terrace, raised seating area, mature planting, colourful borders, and a wildlife pond, creating an attractive natural setting. A gated tarmac driveway provides extensive private parking, while the double garage benefits from power, lighting, useful storage space, and a mezzanine level with ladder access. Adjoining the garage is a covered seating area enjoying lovely views across the gardens and surrounding fields.



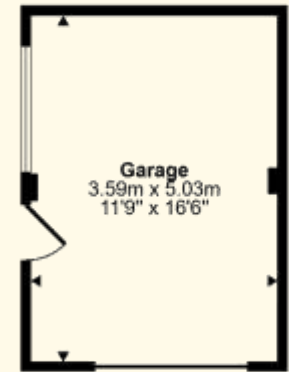
Ground Floor
Approx 133 sq m / 1435 sq ft

Denotes head height below 1.5m



First Floor
Approx 52 sq m / 555 sq ft

Approx Gross Internal Area
203 sq m / 2184 sq ft



Garage
Approx 18 sq m / 195 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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
DT1 1XJ

Tel: 01305 211970

The council tax band is F.

Please note the council tax band has an improvement indicator on it which means the council tax may be subject to change following improvements made to the property.

Broadband and Mobile Service:

At the time of the listing, standard 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-land-tax/#!/intro>

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#>

Services:

Mains electricity and water are connected.
Oil Central Heating
Please note that there is a wood burner in the sitting room.

Agents Notes:

There is an annual charge of £75.00 payable towards a driveway leading from the main road to the Clyffe Estate from the main road.