



Spindles  
Cheselbourne, Dorchester  
£400,000



Located within the beautiful Dorset countryside and set in the sought-after village of Cheselbourne, this charming timber framed, three-bedroom detached bungalow enjoys a peaceful setting within the Piddle Valley, surrounded by an Area of Outstanding Natural Beauty. The property offers spacious and well-presented accommodation throughout, comprising a bright dual-aspect living/dining room, a modern fitted kitchen, three generous double bedrooms, two well-appointed bathrooms and a practical boot room providing useful additional storage and garden access. Externally, the property is accessed via a shared driveway providing one allocated parking space, along with additional visitor parking, and leading to two garages, each equipped with power, lighting, and a sink with a cold-water tap, with a versatile room above currently used as a music room. The home also benefits from a garden with a southerly-facing front aspect, featuring lawn, patio, and planting areas that wrap around the side, creating a pleasant and private outdoor space with a variety of mature shrubs and trees. EPC Rating: TBC.

Cheselbourne is a picturesque village set within the rolling Dorset countryside, located for access to the nearby towns of Dorchester and Blandford Forum with good road links to the A35 and mainline rail connections to London available from Dorchester. The village is home to The Rivers Arms, a traditional country pub, as well as a well-regarded infant school and village hall, while further everyday amenities can be found in nearby villages and the county town of Dorchester, approximately 8 miles to the south. Dorchester provides a wide range of shopping, leisure facilities, schools and mainline rail connections. The area is renowned for its natural beauty and offers excellent access to the Jurassic Coast, including iconic landmarks such as Durdle Door, as well as scenic countryside walks throughout the Dorset Area of Outstanding Natural Beauty, making it an ideal location for those seeking a balance of countryside living and accessibility.



On approaching this lovely home, the driveway provides access to both garages, offering a parking space with a set of steps leading up to the front entrance of this elevated property. To the front is a generous garden with a planter housing mature shrubs and trees, while double doors open into the porch.

Upon entering the home, you are welcomed into a spacious hallway providing access to the principal rooms. The living/dining room benefits from double-aspect windows, flooding the room with natural light and providing a beautiful outlook over the surrounding village and fields. Double doors also offer secondary access to the front, enhancing the living space during the summer months. An opening lead into the dining area, which benefits from a side-aspect window and a door providing access to the kitchen. Both areas are finished in pastel tones, with wood-effect laminate flooring completing the space. The modern kitchen is tastefully designed with tiled flooring and offers plenty of storage, fitted with a range of wall and base-level units with attractive composite work surfaces over, housing a dual inset sink with mixer tap. Integrated Bosch appliances include a dishwasher and fridge/freezer. The worktop also provides an ideal breakfast bar area, while the units discreetly house the boiler and offer additional space for further appliances. A door from the kitchen opens into the boot room, where an additional work surface houses the washing machine and further storage, with a door providing access to the garden.

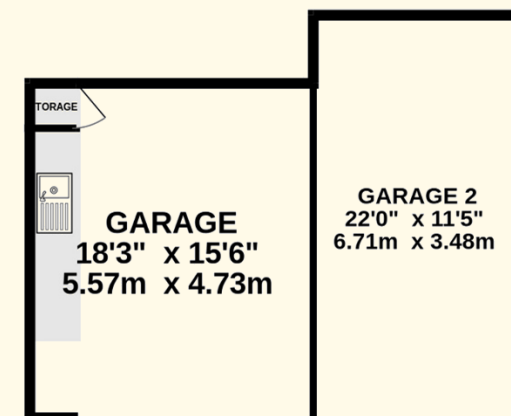
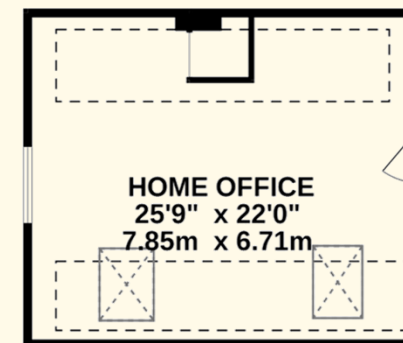
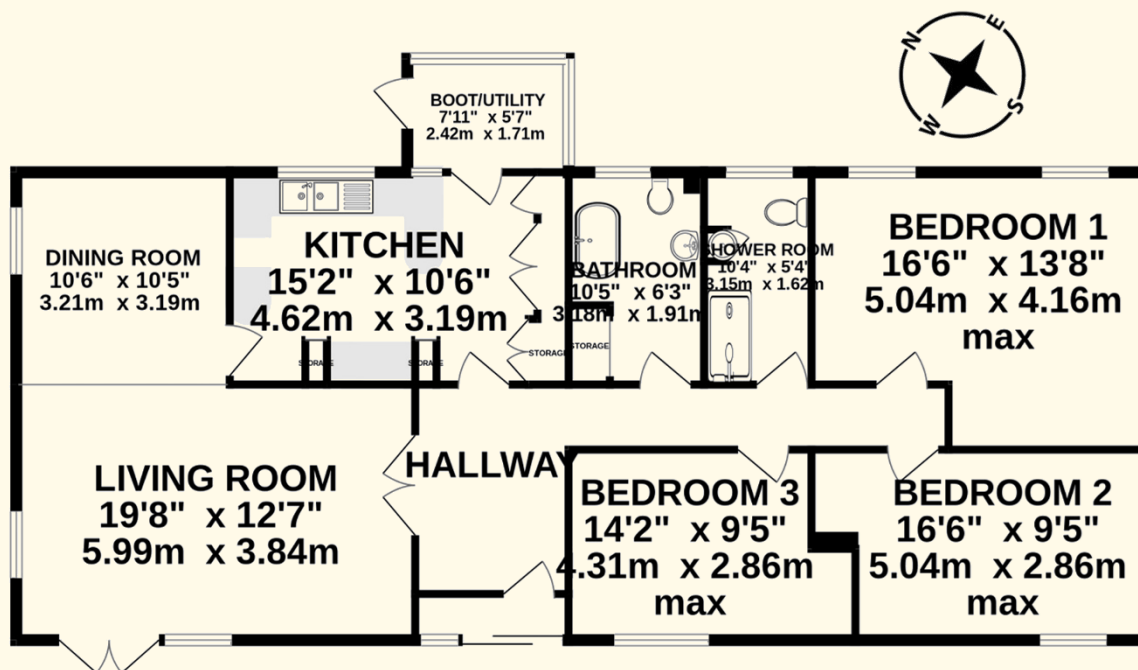
Excellent storage solutions continue throughout the home. All bedrooms are generously sized doubles with ample space for wardrobes or additional storage, and each room benefits from good-sized windows allowing plenty of natural light. Two bathrooms complete the home. One features an attractive roll-top bath with central mixer tap and shower attachment, a hand wash basin and WC, along with linen shelving and part-panelled walls. The shower room is also well presented and tastefully designed, with floor-to-wall tiling, a large walk-in shower, WC, and a wash hand basin with vanity storage beneath.

Externally, the property enjoys a tiered garden featuring areas of patio, lawn and flower beds. A variety of mature trees and shrubs add colour and texture, while fencing provides privacy.

TOTAL FLOOR AREA : 2423 sq.ft. (225.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**GROUND FLOOR**  
1860 sq.ft. (172.8 sq.m.) approx.



**Local Authorities:**  
Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

The council tax band is E. 563 sq.ft. (52.3 sq.m.) approx.

**Broadband and Mobile Service:**

At the time of the listing, standard and ultrafast broadband 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>

**FIRST FLOOR**  
563 sq.ft. (52.3 sq.m.) approx.

**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 fired central heating.

**Agents Notes:**

Please note that there is a septic tank and an oil tank on this property.  
There is a local Neighbourhood Plan available on the Dorset Council website.  
Please visit: <https://www.dorsetcouncil.gov.uk/w/wool-neighbourhood-plan>

**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.