



Toli-Mill

Bradford Peverell

£535,000 Price Guide



OFFERED WITH NO FORWARD CHAIN and set within an area of outstanding natural beauty, this desirable four-bedroom semi-detached family home is favourably situated within the sought-after village of Bradford Peverell, enjoying wonderful views over the surrounding woodland. The property offers light and spacious accommodation that is beautifully presented throughout, comprising a generous sitting room, a well-appointed kitchen/diner, four good-sized bedrooms, a family shower room, en-suite facilities to the principal bedroom and a ground-floor WC. Externally, the property benefits from an enclosed rear garden boasting enviable views over the River Frome and houses an impressive, separate versatile garden office room. Additionally, the property benefits from a garage that provides excellent storage or additional secure parking. EPC Rating TBC.

Bradford Peverell is a charming rural village in Dorset, set within rolling countryside just a few miles northwest of the county town of Dorchester. The village is steeped in history, with its parish church of St Mary dating back to Norman times, and it is surrounded by scenic farmland and gentle hills, making it popular with walkers and nature lovers. Despite its peaceful setting, Bradford Peverell benefits from being close to Dorchester, which offers a wide range of amenities including shops, schools, healthcare, restaurants, and cultural attractions such as the Dorset Museum and the Roman Town House. Nearby villages like Frampton, Charminster, and Stratton add to the area's character, each with traditional pubs, historic buildings, and a strong sense of community. Further afield, market towns such as Bridport and Weymouth provide access to the Jurassic Coast, sandy beaches, and vibrant local markets, giving residents of Bradford Peverell the best of both tranquil village life and convenient access to Dorset's wider amenities.



An attractive frontage welcomes you with the driveway providing plentiful parking and leading to a storm porch over a part-glazed front door. This opens into the impressive entrance hall, which immediately sets the tone for the rest of the home. Stunning herringbone flooring flows throughout the ground floor, while a useful storage cupboard and built-in bench are positioned beneath the stairs that rise to the first floor. The kitchen/diner is a beautifully designed space, perfectly suited to modern living and fitted with a range of shaker-style units with work surfaces over. Integrated appliances include a washing machine and dishwasher, with additional also space for a freestanding fridge/freezer and oven with electric hob. An opening lead effortlessly into the dining area, an equally beautifully designed space, where feature lighting enhances the layout. Double doors with fitted shutters open onto the rear garden, creating a seamless connection between the indoor and outdoor entertaining spaces. A further opening leads into the sitting room, tastefully finished in neutral décor and features built-in bookshelves and sliding patio doors, filling the room with plentiful natural light and providing direct access to the garden. A ground-floor WC completes the accommodation.

The property benefits from four good-sized and beautifully presented bedrooms, all finished in neutral décor and with luxury vinyl herringbone flooring. The principal bedroom benefits from en-suite facilities. Serving the remaining rooms is the family shower room, tastefully designed with a suite comprising a low-level WC, wash hand basin and double shower cubicle.

Externally, the enclosed rear garden is laid to areas of lawn and decking, providing the perfect spot to sit and enjoy a morning coffee beside the idyllic views over the River Frome. An impressive, versatile outbuilding currently utilised as a garden office, providing an excellent addition to the home, offering space to work from home or as a hobbies room.

Services:

Mains electricity and water are connected.
Oil Central Heating.

Flood Risk:

For up-to-date details, please check:

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

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-land-tax/#!/intro>

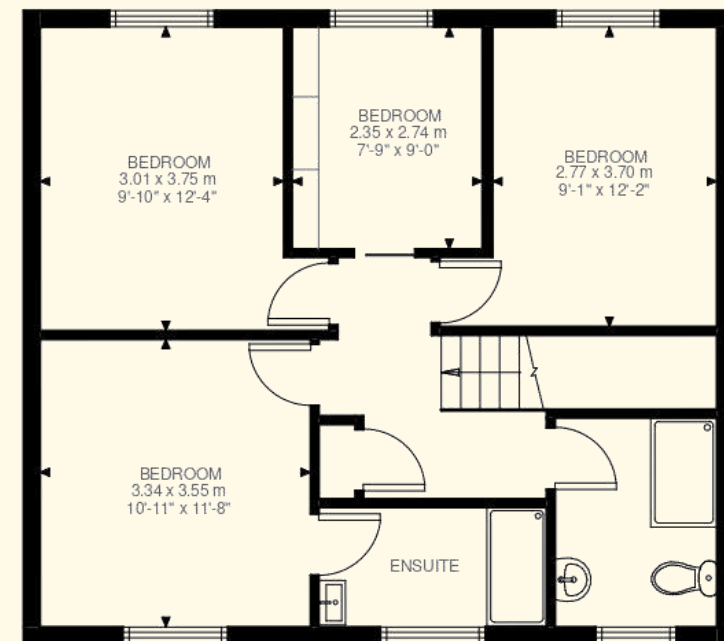
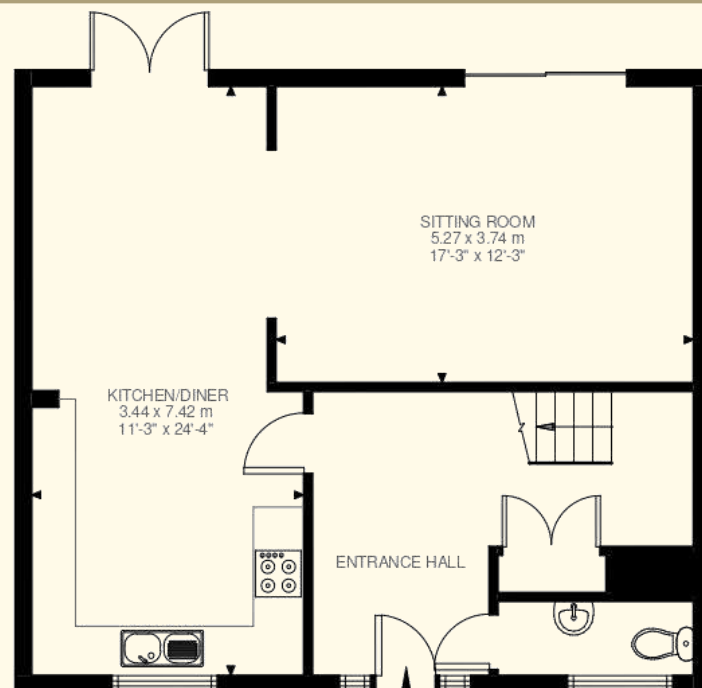
Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

The council tax band is E.

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.



Bradford Peverell, DT2
Approximate Gross Internal Area
124.97 SQ.M / 1345 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.