



## Holywell, Dorchester

Nestled within an Area of Outstanding Natural Beauty, this charming four-bedroom semi-detached home enjoys an enviable position in the picturesque village of Holywell. Beautifully combining countryside tranquillity with modern comfort, the property offers a range of versatile and well-appointed living spaces, ideal for family life.

The accommodation comprises a spacious kitchen/breakfast room, a bright garden/dining room, a welcoming reception room, a utility room and a separate ground floor W/C. Upstairs, there is a well-proportioned family bathroom servicing the generous bedrooms and en-suite facilities to the principal bedroom. Externally, the property continues to impress. The front provides ample off-road parking for multiple vehicles, while the garage, currently utilised as a workshop, and a car port to the side of the home, add further flexibility and excellent storage solutions. To the rear, a delightful south-facing garden features a summerhouse and an abundance of mature trees and shrubs, creating a private and peaceful outdoor retreat. EPC rating D.

Offers in excess of £475,000

## Situation

The property is situated within the hamlet of Holywell, close to the village of Evershot (1.2 miles), offering a thriving community with a church, pub, post office/shop, bakery, village hall and primary school. The vibrant towns of Dorchester and Yeovil are only a short distance away. Thistledown enjoys a wonderfully peaceful setting within the sought-after DT2 postcode of West Dorset, surrounded by rolling countryside and unspoilt rural landscape. Positioned along a quiet country lane bordered by mature hedgerows and open farmland, the property benefits from an enviable sense of privacy while remaining accessible to nearby amenities.

Dorchester, the county town of Dorset, is a vibrant market town that blends rich heritage with modern amenities. Known for its Roman history and literary links to Thomas Hardy, the town, and the fabulous Brewery Square, offer a wide range of shops, cafés, restaurants and cultural attractions such as the Dorset Museum and the Keep Military Museum. Dorchester benefits from excellent travel links, with two railway stations providing direct services to London Waterloo, Bristol and Weymouth, as well as good road connections via the A35 and A37. The surrounding areas include picturesque villages, rolling countryside and the Jurassic Coast - a UNESCO World Heritage Site offering stunning beaches and coastal walks. Residents and visitors also enjoy access to leisure centres, schools, parks and weekly markets, making Dorchester and its surroundings an attractive place to live and explore.

## Key Features

Entrance to this beautifully presented home is via a generous driveway, where a picket fence and gate open onto a well-tended frontage with mature trees and shrubs, leading to a storm porch. A part-glazed door opens into an impressive hallway, where high ceilings, stylish wood-effect flooring and contemporary décor create a wonderful first impression while providing access to the principal ground floor rooms, a useful utility room with external access, a ground floor W/C and the well-equipped workshop/garage. The modern kitchen/breakfast room is thoughtfully designed with a range of wall and base units, attractive quartz work surfaces and integrated appliances, including a fridge, dishwasher, dual oven and five-ring induction hob with extractor above, complemented by a Belfast sink with draining area beneath the front-aspect window and a breakfast bar, ideal for relaxed dining. This inviting space flows seamlessly into a welcoming dual-aspect garden/dining room, flooded with natural light from skylights and rear-aspect patio doors opening onto the garden, with an additional side door providing access to the car port and a further internal door leading to the sitting room. The sitting room continues the home's tasteful styling, with matching wooden flooring flowing from the hallway, a charming gas fireplace creating a cozy focal point and a rear aspect window allowing natural light to pour in.

Upstairs, the spacious landing leads to four well-proportioned double bedrooms finished in neutral tones and carpet, with the principal bedroom benefitting from fitted wardrobes and modern en-suite facilities, while a well-appointed family bathroom serves the remaining rooms and features a jacuzzi bath with electric shower over, a vanity unit with integrated basin and W/C.

Outside, the generous south-facing rear garden provides a delightful retreat, mainly laid to lawn with mature planting and a dedicated fruit and vegetable area, further enhanced by a beautifully presented summer house and an attractive decked terrace adjoining the home, where a pergola creates a perfect setting for outdoor entertaining and relaxation



## Services

Mains electricity and water are connected.  
Oil Fired Central Heating.  
There is a septic tank on this property.  
Velux Water Heating Panels.  
Gas Fuelled Fire with remote control fitted in the reception room.

## 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#>

## Broadband and Mobile Service

At the time of the listing, standard and superfast 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>

## Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

The council tax band is E.

## 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>

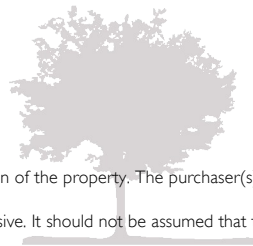
For up-to-date information please visit <https://checker.ofcom.org.uk>



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.





### Holywell, DT2

Approximate Gross Internal Area  
160.97 SQ.M / 1733 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

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