



Stickleford
Dorchester
£500,000



Offered with no forward chain. This detached bungalow offers spacious single-story living, wrap-around gardens, and extensive versatile outbuildings, all offering plenty of potential for modernisation. Inside, accommodation includes a generous size living room, a generously sized conservatory, a kitchen, and a boarded loft providing excellent storage solutions. The home offers three bedrooms and two bathrooms, with one being en-suite facilities to the primary bedroom. Externally, the property benefits from lawned gardens showcasing a plethora of mature shrubs. Parking and storage are exceptional, offering plentiful off-road parking found on the gated driveway. EPC rating is: E.

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.

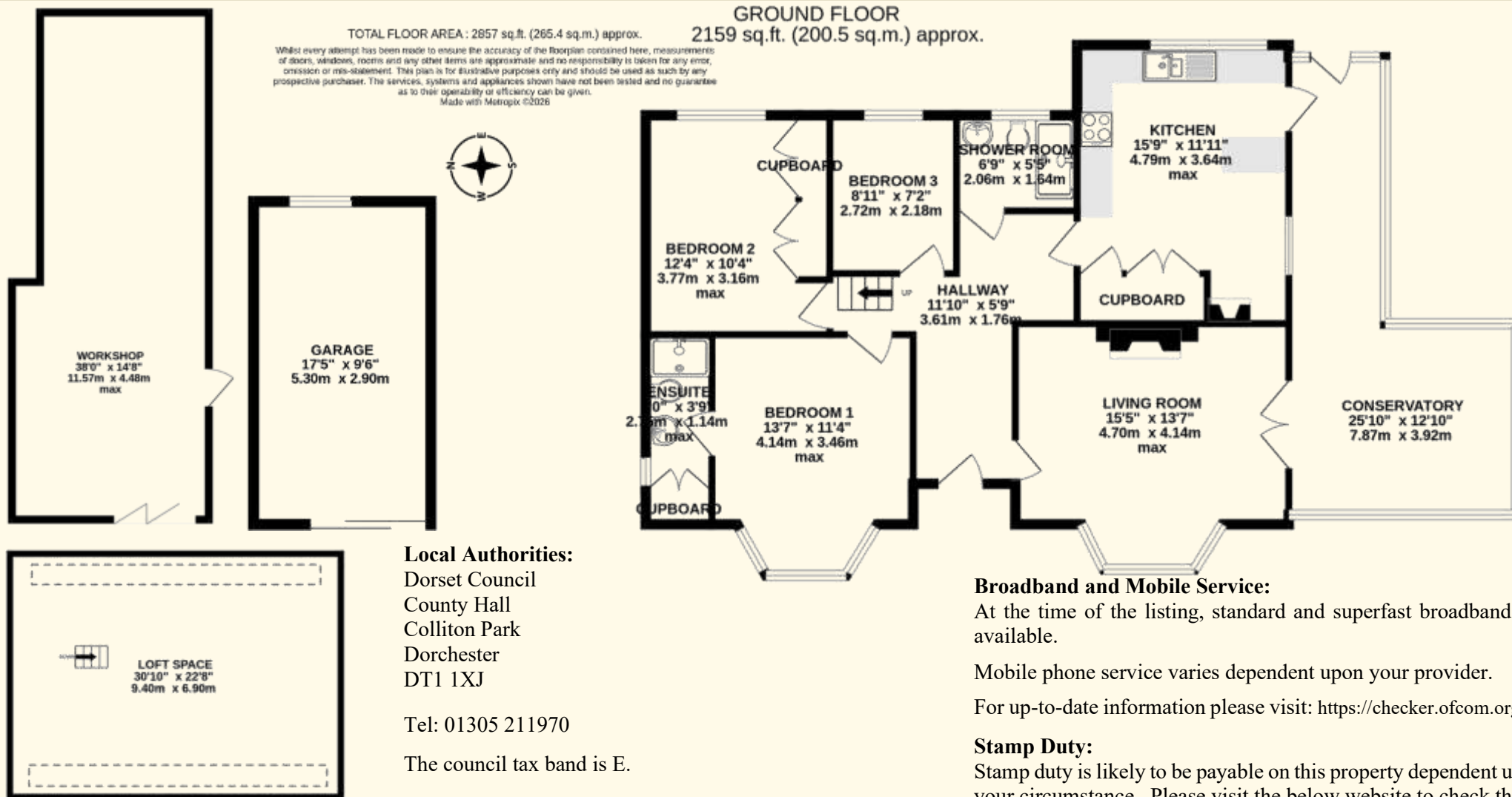


The welcoming entrance hallway leads into a bright living room, featuring a bay window and a cozy open fireplace with exposed stone surround. French doors open into the conservatory perfect for enjoying garden views year-round. The kitchen and dining area is equipped with an integrated eyelevel Belling oven and microwave, an AEG electric hob and under-counter fridge and freezer. A traditional ceramic 1 ½ sink sits beneath a window overlooking the rear garden, while a rustic log burner adds warmth to the room, completing the kitchen is a door that provides useful access to the garden.

The property offers three comfortable bedrooms. The primary room is served by an en-suite shower room. The second bedroom is a comfortable double with a built-in wardrobe facing the rear, while the third is a comfortable single room. Serving bedrooms two and three is the wet room, fitted with a shower cubicle, a low-level WC, a radiator, and an extractor fan.

Outside, the impressive front garden is enclosed by a picket fence, a generous lawned area, established trees, and a path to the front door. The sprawling east-facing rear garden is an impressively private space boasting a patio area, a pond, a trellis walkway, two greenhouses, and two wooden sheds. The grounds also feature a productive vegetable patch, fruit trees and an outdoor water tap.

Vehicular amenities and storage are standout features of this property. Secure storage is provided within the garage, which is fitted with sliding doors and is situated adjacent to the substantial outbuilding. Currently utilized as a workshop, the outbuilding is fully equipped with power and a security alarm and also offers excellent potential for additional vehicle parking. Further parking is available on the graveled driveway and parking area, both of which are enclosed by an entrance gate.



Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

The council tax band is E.

Services:

Mains electricity and water are connected.
Oil Central Heating.
Septic Tank and Soak Away.
Please note that there is a multi-fuel burner in the dining room and an open fire in the living room.

Broadband and Mobile Service:

At the time of the listing, standard and superfast 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#>

Agents Notes:

Please note that the paddock shown on the title plan adjacent to the property is not included in the sale.

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.

24 Peverell Avenue West, Poundbury, Dorchester, Dorset DT1 3SU

Tel: 01305 340860 Email: enquiries@parkersproperty.com Web: www.parkersproperty.com