



Frome View
Bradford Peverell
£425,000



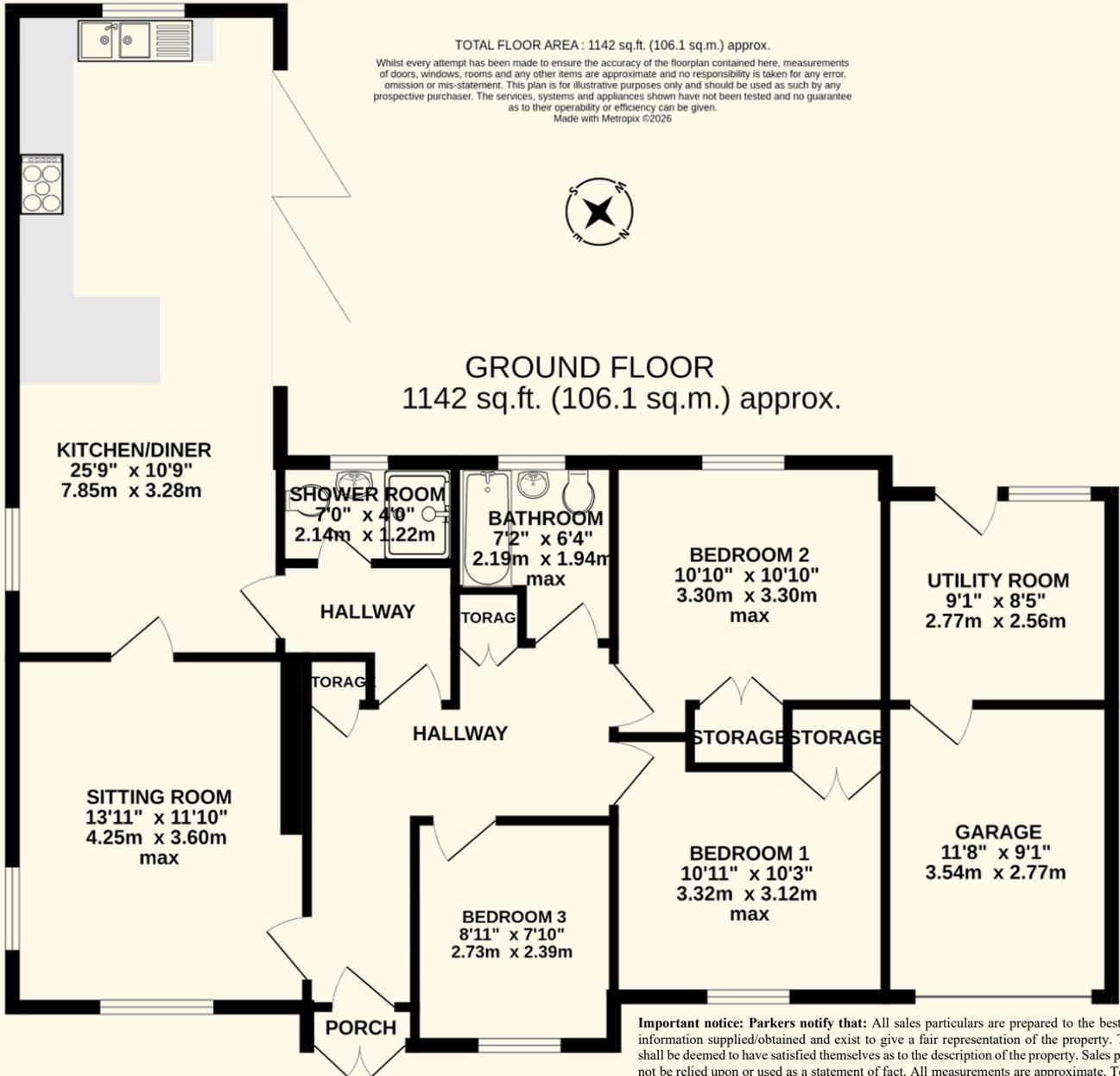
Set within an area of outstanding natural beauty, is this substantial detached bungalow, situated in a quiet cul-de-sac in the popular village of Bradford Peverell. The property boasts a modern kitchen/diner, featuring bi-folding doors that open onto the rear, south-facing garden. Further accommodation includes three bedrooms, a living room, a bathroom, a separate shower room, a useful utility, plentiful storage, and solar panels. Externally, there is a generously sized garden to the rear, and to the front there is access to a single garage and off-road parking for multiple cars. 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.



On entering the property, a private driveway leads up to the home, surrounded by mature trees and shrubs that create privacy and colour. There is also an area of grass abutting a pavement that leads to the garage and front door, while also providing a convenient space for parking. Entry to the property is gained via a porch, with the front door opening into the hallway, which provides access to all primary rooms as well as useful storage cupboards. The sitting room offers charm and character, featuring attractive, original parquet flooring and an exposed brick fireplace housing an open fire. Additionally, the dual aspect allows plentiful natural light to fill the room. A door leads into the kitchen/diner, a real feature of the home. There are modern dark green shaker-style units with an attractive quartz work surface and upstand over. There is a double Belfast sink with mixer tap, and integral appliances include two electric ovens with a warming drawer, a five-ring gas hob and a dishwasher. There is also space for a fridge/freezer. Attractive bi-folding doors open into the garden and allow plenty of light to fill the room, while herringbone-style flooring and underfloor heating complete the space. The three bedrooms all have front or rear aspect windows. Bedrooms one and two are doubles in size and benefit from fitted wardrobes, while all bedrooms are finished with carpet and neutral décor.

Externally, the rear garden is of a good size and is raised towards the middle. An area of shingle abuts the kitchen/diner, creating space for garden furniture while remaining easy to maintain. The raised area is walled, supporting a lawned section accessed via a slope that lead up to the lawn, which is framed by mature trees and shrubs. These create colour and texture while offering privacy and a border to the adjacent fields. Additionally, the rear garden provides access to the utility room via a door, where there is space and plumbing for additional appliances. A secondary door from the utility opens into the garage, which has power, lighting and an up-and-over door.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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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Agents Notes:

We are advised that the solar panels are owned and currently provide energy for the home, with surplus heating the hot water and potential for grid export.

Services:

Mains electricity and water are connected.
There is an Air Source Heat Pump.
There is underfloor heating in the kitchen.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

The council tax band is D

Flood Risk:

For up-to-date details, please check
<https://check-long-term-flood-risk.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 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>

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.