



Moreton Road
Owermoigne
£850,000

 **PARKERS**
PRESTIGE COLLECTION





Occupying a generous plot approaching one acre and enjoying an attractive rural backdrop, this substantial detached home offers an exceptional amount of living space, extensive parking and a versatile layout perfectly suited to modern family life.

The property combines spacious reception rooms, well-proportioned bedrooms and a substantial 2 bedroomed self-contained annexe, creating a home capable of accommodating a variety of lifestyles, from growing families to multi-generational living. EPC Rating D.

Owermoigne is a charming and sought-after Dorset village nestled within attractive countryside between Dorchester and the Jurassic Coast. Offering a peaceful rural setting, the village benefits from a welcoming community, a historic church and convenient access to nearby amenities. The surrounding area is renowned for its picturesque landscapes, scenic walking and riding routes, and easy access to the coastal destinations of Weymouth, Lulworth Cove and Durdle Door. Excellent road links provide connections to Dorchester, Wareham and beyond, making Owermoigne an ideal location for those seeking a balance of country living and accessibility.



The accommodation is centred around a welcoming entrance hall which leads through to a superb sitting room featuring a wood-burning stove and delightful views across the gardens. Double doors connect to a further reception room, creating flexible living and entertaining space, while large openings between the rooms enhance the sense of light and flow throughout the ground floor.

The impressive kitchen/dining room forms the heart of the home. Beautifully bright and overlooking the garden, it features extensive fitted cabinetry, generous worktop space, integrated appliances and a breakfast bar. The dining area enjoys direct access to the terrace, making it ideal for indoor-outdoor living during the warmer months. A separate utility room provides additional storage and practical workspace.

On the ground floor are two spacious double bedrooms, both benefiting from en-suite facilities. The first floor provides two further bedrooms, additional shower room facilities and extensive eaves storage, offering excellent flexibility and future potential.

Externally, the property occupies an impressive plot approaching one acre, and enjoys a wonderful balance of privacy, space and countryside surroundings. The extensive driveway, detached garage, workshop and large lawned gardens combine to create a property that offers both practicality and lifestyle appeal in equal measure. The gardens are a particular feature, wrapping around the property and offering large areas of lawn, mature trees, established planting and open views across neighbouring countryside. A generous terrace adjoins the rear of the house, providing an ideal setting for entertaining, family gatherings and enjoying the peaceful surroundings.



A standout feature of the property is the attached annexe, offering exceptionally well-proportioned accommodation.

Designed with both comfort and independence in mind, the annexe centres around an impressive open-plan kitchen, dining and living space. Filled with natural light from multiple aspects and enjoying direct access to the garden, this versatile room provides ample space for both everyday living and entertaining.

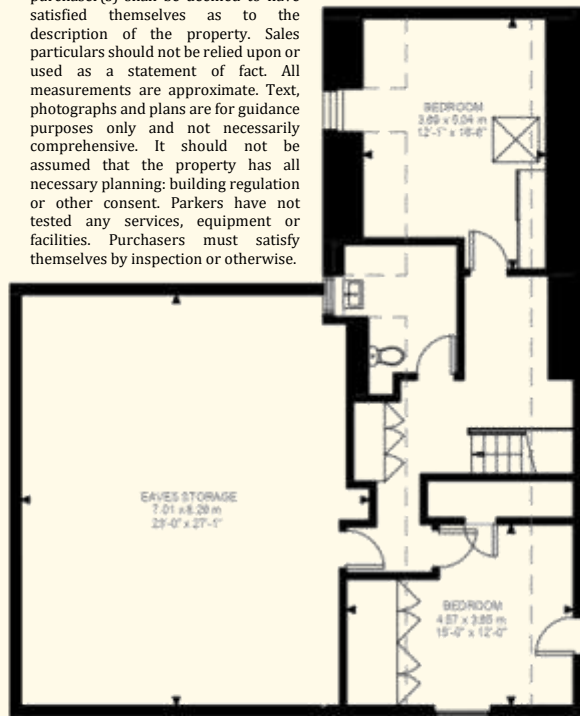
The kitchen is well equipped with extensive storage and worktop space, while the generous sitting area creates a welcoming environment with views over the surrounding gardens and countryside beyond.

The ground floor further benefits from a spacious double bedroom and a beautifully appointed bathroom featuring a full-sized bath and accessible wet-room style flooring.

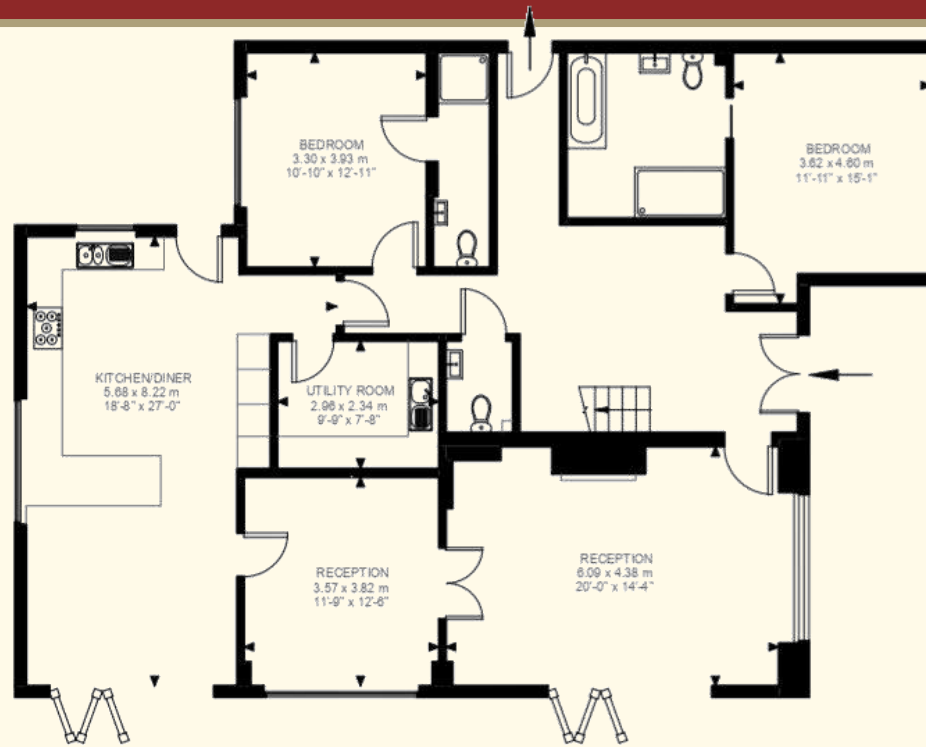
On the first floor, a second bedroom provides a peaceful retreat with fitted storage and attractive outlooks across the grounds.

Connected to the main residence whilst retaining a strong sense of independence, the annexe offers a rare degree of flexibility.

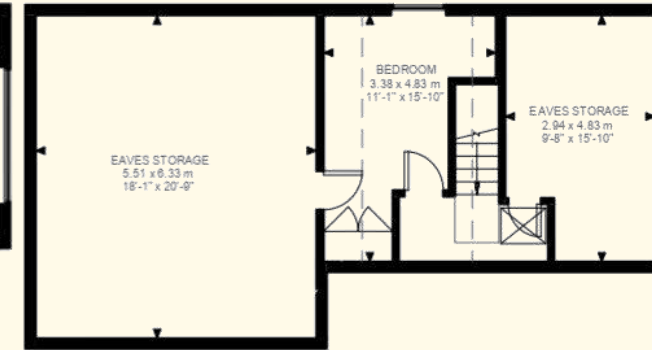
Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars 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.



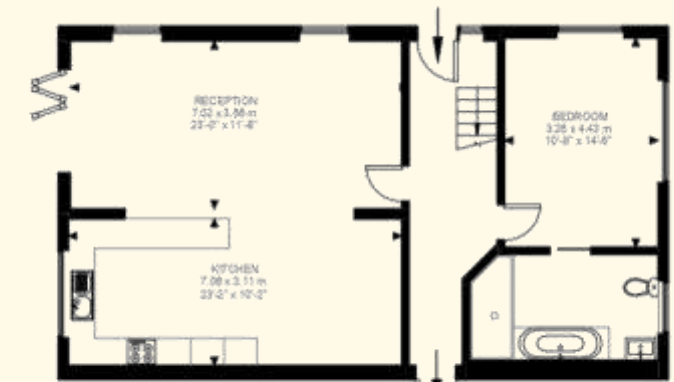
First Floor
662 ft²



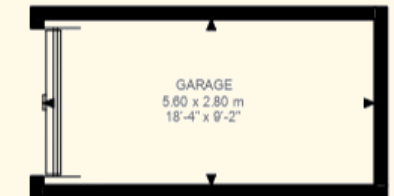
Ground Floor
1722 ft²



Annex First Floor
192 ft²



Annex Ground Floor
930 ft²



MAIN HOUSE
GARAGE

Moreton Road, DT2
Approximate Gross Internal Area
264.20 SQ.M / 2844 SQ.FT
(EXCLUDING EAVES STORAGE)
EAVES STORAGE: 185.48 SQ.M / 1781 SQ.FT
INCLUSIVE TOTAL AREA: 449.68 SQ.M / 4825 SQ.FT
(EXCLUDING GARAGE)
GARAGE: 15.68 SQ.M / 169 SQ.FT
INCLUSIVE TOTAL AREA: 465.36 SQ.M / 4794 SQ.FT

KEY: CH = Ceiling Height
[Restricted Floor Height]

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax bands
House is F
Annexe is A.

Broadband:

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>

Services:

Mains electricity, water and drainage are connected. Gas fired central heating.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

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

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>