



Bockhampton  
Dorchester



PARKERS

PRESTIGE COLLECTION



A light and spacious three bedroom detached bungalow, favourably situated within the sought after hamlet of Lower Bockhampton boasting spectacular uninterrupted views over the surrounding countryside. The property offers a fantastic opportunity to acquire a residence that is well presented throughout, offering accommodation comprising two reception rooms, a modern well appointed kitchen, a wonderful conservatory, a shower room and en-suite facilities to the principal bedroom. In addition, the property benefits from a generous garden to the rear and a detached double garage.

Lower Bockhampton is a small hamlet on the River Frome, a pretty hamlet close to the Historic County town of Dorchester, The county town of 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. Doctor's, 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 a regular bus routes to adjoining towns.



The property benefits from two reception rooms. The principal sitting room enjoys generous dimensions and receives plentiful natural light gained via two double glazed windows that enjoy a front facing aspect. The room is finished in tasteful décor with wood effect flooring and featuring a central fireplace. There is a separate dining room and a wonderful conservatory that provides additional living accommodation whilst taking full advantage of the stunning views on offer.

The kitchen is well appointed, lending itself perfectly to modern living. The room is fitted with a wealth of integral appliances and a comprehensive range of modern wall and base level units that provide ample storage options with work surface over.

There are three good size bedrooms, the principal bedroom is well appointed, fitted with a built-in wardrobe and benefiting from en-suite facilities. Serving the remaining bedrooms is the family shower room, tastefully fitted with a suite comprising a low level wc, a wash hand basin and a shower cubicle.

Externally the property boasts an enclosed level garden to the rear that enjoys a wonderful outlook over the surrounding fields and countryside. The garden is laid predominately to lawn with an area of decking abutting the property that provides the ideal space for alfresco dining. There is a double garage with electric up and over door, power, light and water. A driveway to the front of the property provides ample off road parking.

GROUND FLOOR  
1196 sq.ft. (111.1 sq.m.) approx.

**Room Dimensions:**

Sitting Room	6.38m x 3.20m (20'11" x 10'06")
Kitchen	3.56m x 2.59m (11'08" x 8'06")
Dining Room	3.20m x 2.69m (10'06" x 8'10")
Conservatory	7.87m x 3.00m (25'10" x 9'10")
Bedroom One	3.94m x 2.95m (12'11" x 9'08")
Bedroom Two	3.15m x 2.77m (10'04" x 9'01")
Bedroom Three	3.15m x 2.34m (10'04" x 7'08")

**Services:**

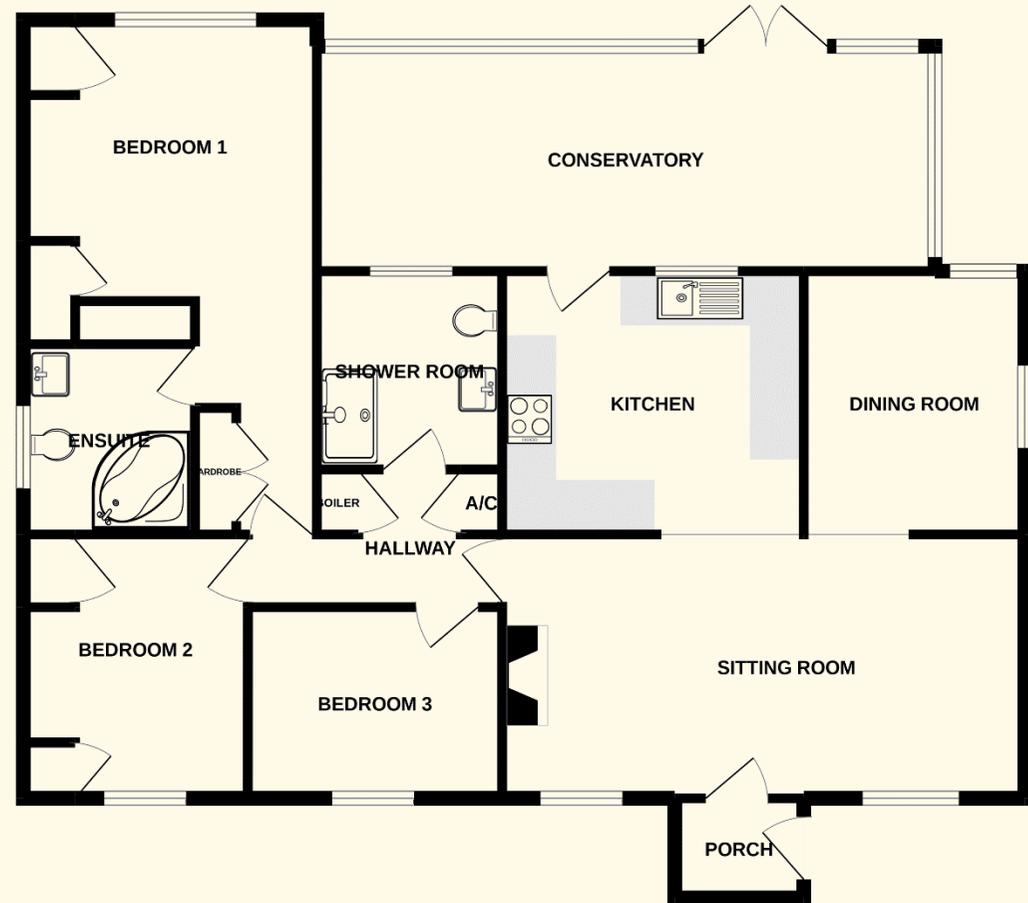
Mains electricity, water are connected.  
Oil fired central heating. Septic tank.

**Local Authorities:**

Dorset Council,  
South Walks House,  
South Walks Road,  
Dorchester, Dorset,  
DT1 1UZ,  
Tel: 01305 211970

We are advised that the council tax band is D

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TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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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