



5 YEW TREE FARM

Corscombe, DT2 0NX

Price £510,000

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PROPERTY DESCRIPTION

A substantial detached house, with no onward chain, tucked away in a quiet cul-de-sac in the sought after village of Corscombe. A detached double garage and driveway offer parking, whilst the front garden could easily be turned into additional parking if preferred. In brief, the property consists of two reception rooms, kitchen and utility, four bedrooms, all of which have built-in wardrobes, and an enclosed garden.

Situation

The local area*
 4 x miles – Beaminster
 7 x miles – Crewkerne (with a Waitrose & a direct train link to Waterloo)
 11.9 x miles – Jurassic Coast

*Distances are approximate & sourced from Google Maps

The local area

Corscombe is a pretty village situated between Dorchester & Yeovil with a desirable public house (The Fox), active village hall, CofE church and children's play park. There are plentiful walks nearby but one of note is The Old Harrow Way (Common Lane); a Neolithic trackway dated by archaeological finds. The nearby market town of Beaminster is located a mere 4 miles south; offering a variety of shops, independent boutiques, restaurants and professional services.

Local Authority

Dorset Council Council Tax Band: F
 Tenure: Freehold
 EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hallway

Carpeted hallway giving access to the main reception rooms downstairs and kitchen. Understairs cupboard. Door to downstairs WC.

Sitting Room

A spacious room with feature fireplace and wood burning stove. A lovely light room with window to the front aspect and sliding doors to the rear garden.

Dining Room

An additional reception room offering versatile entertaining space. Carpeted flooring and a window to the front aspect.

Kitchen

Fitted kitchen with matching wall and base units and inset oven and hob. Stainless steel sink and windows to rear aspect. Oil fired boiler

Access to the Utility Room, with space for white goods, built in units and door out to the rear garden.

Upstairs

Spacious landing with access to all upstairs rooms, access to loft hatch. The loft is fully insulated, partially boarded with drop down ladder. large airing cupboard.

Master Bedroom with ensuite with separate bath, shower, WC and wash hand basin.

Bedroom 2 is a comfortable double with window to rear aspect overlooking the garden.

Bedrooms 3 and 4 have dual aspect to rear and side

All bedrooms benefit from built-in wardrobes.

Family bathroom with shower over bath, WC, wash hand basin.

Garage & Gardens

The rear garden is fully enclosed and very private being not overlooked. A side garden gives access round to the front of the house.

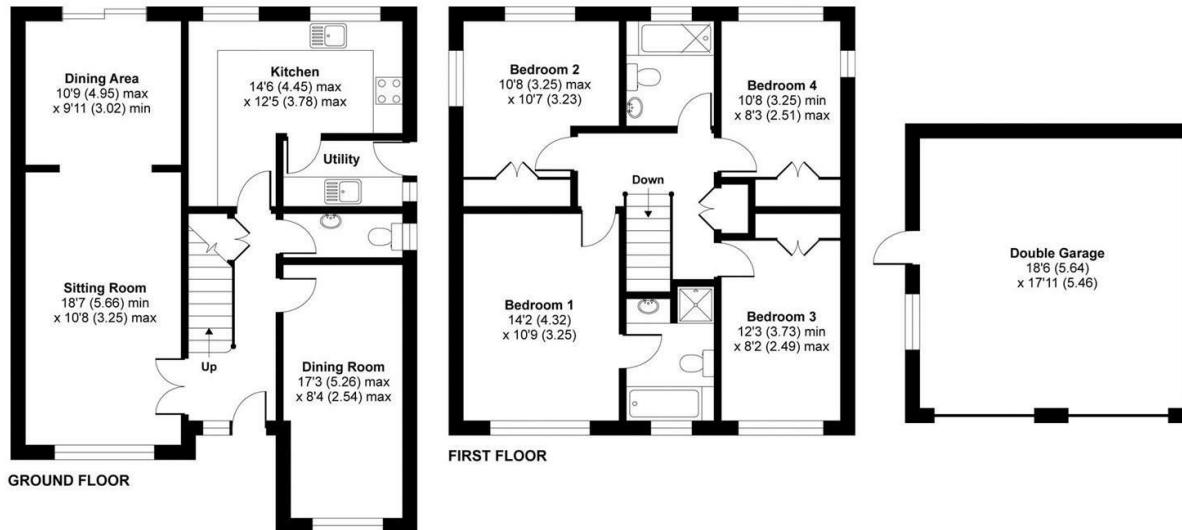
At the front there is parking on the driveway in front of the double garage.

As well as a small front garden, there is also an additional area of front garden beyond the Garage. This is currently laid to lawn, but could potentially would allow parking for several more vehicles if desired, or a lovely vegetable patch.



Corscombe, Dorchester, DT2

Approximate Area = 1481 sq ft / 137.5 sq m
Garage = 333 sq ft / 30.9 sq m
Total = 1814 sq ft / 168.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Mayfair Town & Country. REF: 787327



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

