



THE BRAMBLES THE BRAMBLES

Corscombe, DT2 0NX

Price Guide £499,995

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

The Brambles is set well back from the village road, behind a pair of timber gates. It has principally reconstituted stone elevations under a tiled roof. The property benefits from uPVC double glazed windows and doors throughout together with oil fired central heating. The property was updated last year and has been recarpeted and is offered in good decorative order. The accommodation includes a cloakroom, two reception rooms and a kitchen/dining room on the ground floor. On the first floor, four bedrooms and a shower room. Outside is a gravelled and block paved driveway with gates leading to a landscaped front garden and to the rear is an enclosed terrace garden. A pathway from the rear garden leads to a nearby garage with additional off road parking.

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: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Hall

Timber effect flooring, radiator, cupboard and shelving.

Sitting room

Dual aspect, feature fireplace with woodburner, 2 radiators and sliding doors to rear gardens.

Kitchen/Dining Room

Tiled flooring, good range of cupboards and drawers, fitted range with extractor over, plumbing for dishwasher and washing machine, double bowl sink unit with mixer tap, worktops and tiled splashbacks. Door to side and rear garden and double doors to front garden. Radiator.

Study

Radiator

Cloakroom

Suite comprising hand basin and low level w/c.

First Floor

Landing

Book shelves and airing cupboard.

Bedroom 1

Triple mirrored wardrobe with shelving, radiator. Cupboard (previously housing a shower) >

Bedroom 2

Radiator and range of wardrobes.

Bedroom 3

Radiator and cupboard.

Bedroom 4

Radiator

Bathroom

Suite comprising shower cubicle, low level w/c, hand basin, radiator and tiled walls.

Outside

Gardens

A paved and gravelled driveway leads through a pair of timber gates with a pedestrian gate to side. Beyond the gates is a further block paved and gravelled parking area. The gardens are hedged and fenced giving much privacy with two lawned areas, three large planters, together with various shrubs, bushes and trees. Attractive water feature, sunken patio and a useful greenhouse. Paved pathway leads to the front door with gravelled patio to side. Side gate leads to the rear of the property with external lighting, garden shed and log store. The rear garden is paved, together with various flower and shrub borders, cold water tap, oil tank and a further shed to the far side. Gateway and path leads to a single garage with parking on the drive for two cars. The garage has power and light and personal door to rear.

Material Information_

Additional information not previously mentioned

- Mains electric and water
- Oil fired central heating
- Mains drainage
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

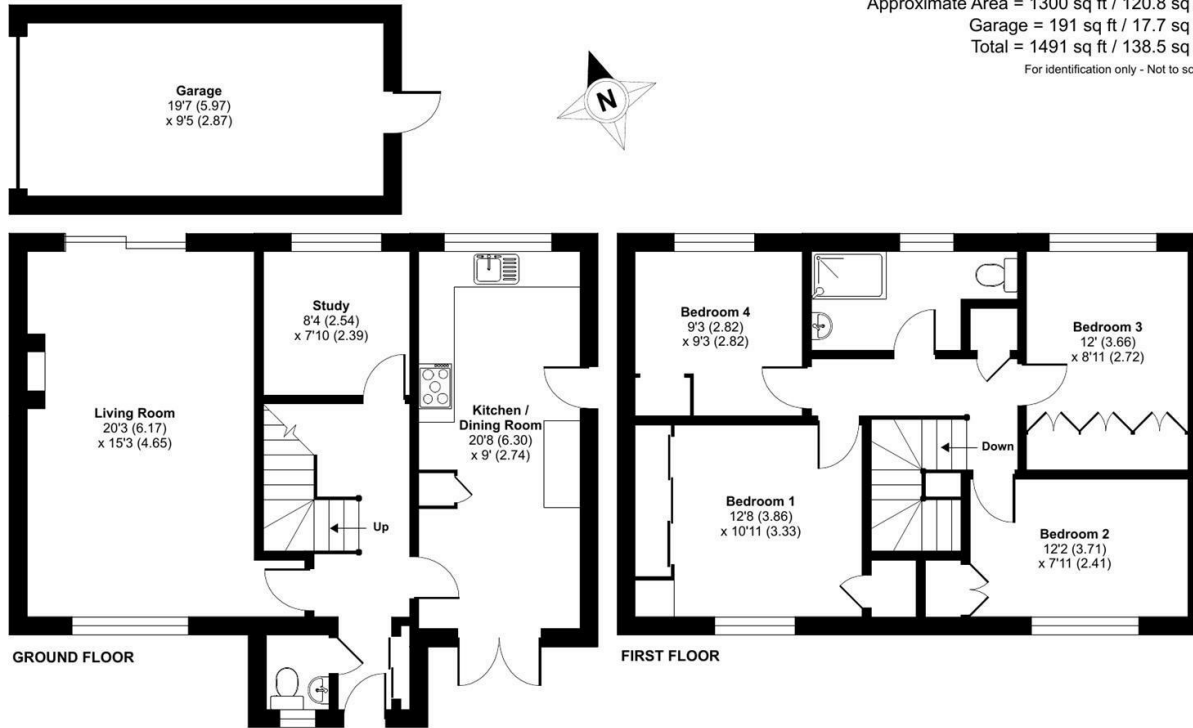
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

The Brambles, Corscombe, Dorchester, DT2

Approximate Area = 1300 sq ft / 120.8 sq m
Garage = 191 sq ft / 17.7 sq m
Total = 1491 sq ft / 138.5 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 2024. Produced for Mayfair Town & Country. REF: 1111764



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

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beaminsters@mayfairproperties.net

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)

