



MELBURY CUCKOO LANE

Dorchester, DT2 8QH

Price £625,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Situated in the charming and unspoilt hamlet of Higher Bockhampton this well appointed three double bedroom detached house boasts lovely views over open countryside. Melbury is nestled in an enviable position within a short walk to the birthplace of Thomas Hardy which is now a National Trust property. This delightful brick, flint and stone property offers a wonderful blend of character with modern living and offers potential buyers the opportunity for an to establish an income from bed & breakfast.

Situation

The hamlet of Higher Bockhampton is situated amongst some of Dorset's finest countryside and is just three miles from the county town of Dorchester. As mentioned the property is within a stones throw from the birthplace of Thomas Hardy and also nearby are Thorncombe Woods a stunning area of mixed woodland and heathland ideal for a stroll or walking the dog.

The local area

Melbury has been meticulously maintained by the current owners and offers the opportunity to live in this delightful and unspoilt location. The county town of Dorchester is within a short drive and offers a range on independent shops, coffee shops and restaurants. Steeped in history there are several museums, two local cinemas and the modern entertainment complex at Brewery Square. There are excellent transport links to London Waterloo and Bristol Templemead stations.

Local Authority

Dorset 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		
(69-80) C		
(55-68) D	64	68
(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 Hall

Once inside the house the welcoming entrance hall has stairs to the first floor with an useful understairs storage cupboard. There is a Ground Floor Cloakroom with a close coupled WC and wash hand basin.

Sitting Room

This spacious and cosy room has a feature brick chimney breast and fireplace with an open flue, double french doors leading to the rear garden and attractive wood laminate flooring. A further window to the side gives lovely views over open countryside.

Dining Room

The dining room has a set of double french doors leading to the rear garden. There is ample room for a large dining room table and the feature of an exposed brick wall with ornate stained glass windows.

Utility Room

The utility room has space and plumbing for a washing machine and tumble drier and there is a door leading to the rear garden.

Kitchen

The well appointed kitchen is fitted with an extensive range of wall and base cabinets with ample worksurfaces. Attractively tiled splashbacks. There are spaces for an american style fridge freezer and a slot in cooker. A window overlooks the rear garden and steps lead down to the dining room.

First Floor Landing

From the landing there is access to all principle rooms and also to the large and fully boarded loft space via a pull down ladder. There is also a built in airing cupboard with hot water cylinder.

Master Bedroom

A good size double bedroom with windows to both the rear and side and a range of built in wardrobes. A door leads to the En-Suite Shower Room which has a fully enclosed shower cubicle, close coupled WC and wash hand basin with drawers under.

Bedroom 2

With a window overlooking the rear garden and fitted with a range of built in wardrobes. There is a further useful storage cupboard. A door leads to the EN-SUITE SHOWER ROOM which has a fully enclosed shower cubicle, wash hand basin with drawers under and a close coupled WC.

Bedroom 3

The third bedroom is also a good size double with a window overlooking the rear garden and a range of built in wardrobes.

Shower Room

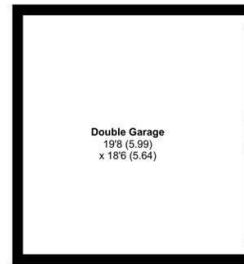
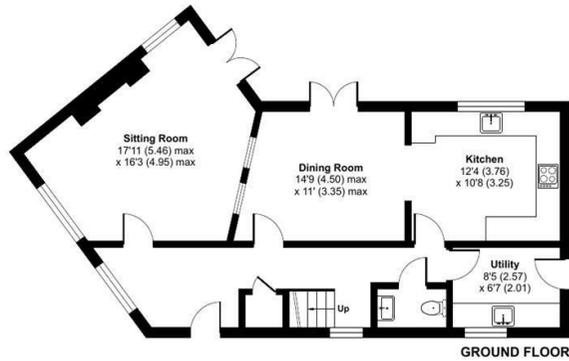
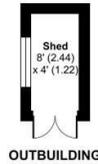
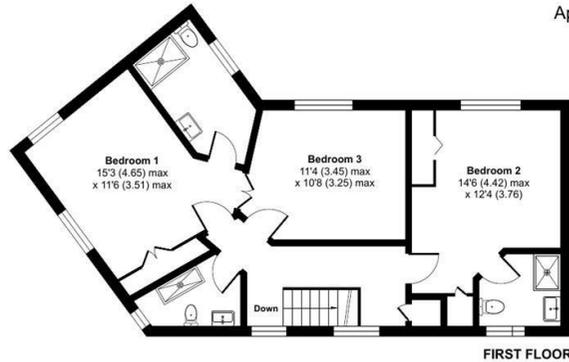
The main shower room is of a good size and comprises a large walk-in shower cubicle, wash hand basin with drawers under and a close coupled WC. The walls are partly tiled.

Outside

The well tended garden wraps around the house and is mainly laid to lawn with well stocked borders with a good variety of mature plants and shrubs. The garden is enclosed by brick wall and timber fencing. To the rear is a DOUBLE GARAGE with twin up and over doors. Currently half of the garage has been converted to a studio/office and is ideal for those wishing to work from home. There is also potential to convert the loft area subject to the necessary permissions.

Melbury, Higher Bockhampton, Dorchester, DT2

Approximate Area = 1888 sq ft / 175 sq m (includes garage)
 Outbuilding = 32 sq ft / 3 sq m
 Total = 1920 sq ft / 178 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 2023. Produced for Mayfair Town & Country. REF: 936546



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

01305 269200

dorchester@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.
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