

Church Cottages

Warmwell Dorchester, DT2 8HQ

3 | 1 | 1 | E

Offers In Excess Of
£325,000 Freehold

Hull Gregson Hull

Church Cottages

Warmwell Dorchester, DT2 8HQ

- Recently Refurbished to a High Standard Throughout
- Underfloor Heating
- Popular Village Location with Walking Routes to Pubs & Amenities
- Principal Bedroom with Freestanding Bath
- Driveway Parking
- Enclosed Rear Garden Overlooking Farm
- Contemporary Fitted Kitchen
- Beautiful Character Elements Throughout
- Three Bedroom Cottage
- Solar Panels















AN IMMACULATELY PRESENTED and POSITIONED three-bedroom COTTAGE, recently refurbished to a high standard, TWO PARKING SPACES. Boasting a BEAUTIFUL OUTLOOK onto uninterrupted countryside and Farmland, situated within the popular village of Warmwell, Dorchester.

The property is approached via its driveway, providing convenient off-road parking. Stepping inside, the entrance creates a welcoming first impression and leads naturally into the principal ground-floor accommodation.



The spacious living room provides an inviting heart to the home, with plenty of room for comfortable seating and everyday family living. Finished in keeping with the property's recent refurbishment, the room has a fresh, contemporary feel while retaining the warmth expected of a village home. Underfloor heating adds to the sense of comfort and provides a particularly appealing feature through the cooler months.

The fitted kitchen has been thoughtfully finished with a modern look, offering a practical and attractive space



for day-to-day use. The contemporary fittings complement the wider refurbishment of the property and create a clean, stylish environment for cooking and entertaining.

Completing the ground-floor accommodation is a beautifully presented shower room, finished in keeping with the modern styling found throughout the home.

The principal bedroom is a particularly memorable feature of the property. Generously proportioned and beautifully presented, the room incorporates a freestanding bath, creating an unusual and luxurious focal point and giving the space a boutique-style feel.



Two further bedrooms complete the first-floor accommodation, providing flexibility for family living, visiting guests or those requiring space to work from home. Both continue the property's fresh and contemporary presentation.

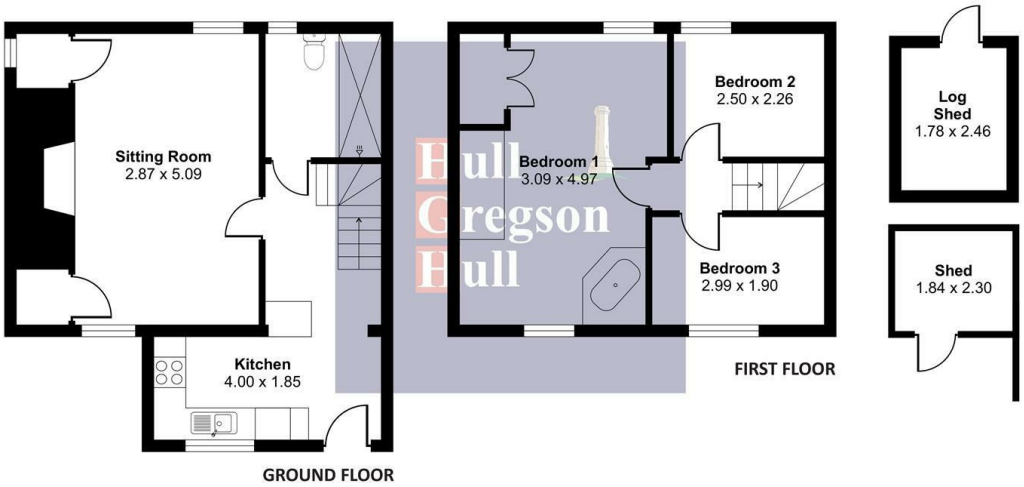
Externally, you will find an enclosed garden offering a private outdoor space that can be enjoyed for relaxing, dining and entertaining during the warmer months. The property also benefits from its own driveway and off-road parking.

Warmwell offers an attractive village setting whilst remaining conveniently positioned for access to nearby amenities, schools and transport links, with Dorchester and the surrounding Dorset countryside and coastline within easy reach.

With its high standard of presentation, generous accommodation and desirable village location, an internal viewing is strongly recommended.

Church Cottages, Warmwell, Dorchester, DT2 8HQ

Approximate Ground Floor Area =401.66 sq ft / 37.63 sq m
Approximate First Floor Area =348.61 sq ft / 32.66 sq m
Approximate Shed Area =91.26 sq ft / 8.55 sq m
Approximate Total Area =841.53 sq ft / 78.84 sq m
For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.



Kitchen
13'1" x 6'0" (4 x 1.85)

Inner Hallway

Sitting Room
16'8" x 9'4" (5.09 x 2.87)

Shower Room

Stairs to First Floor

Landing

Primary Bedroom w/ Freestanding Bath
16'3" x 10'1" (4.97 x 3.09)

Bedroom 2
8'2" x 7'4" (2.5 x 2.26)

Bedroom 3
9'9" x 6'2" (2.99 x 1.9)

Log Shed
8'0" x 5'10" (2.46 x 1.78)

Shed
7'6" x 6'0" (2.30 x 1.84)

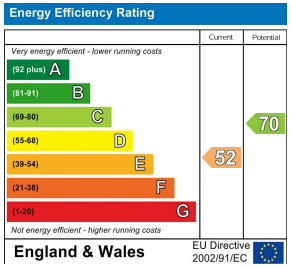
Dorchester Additional Information

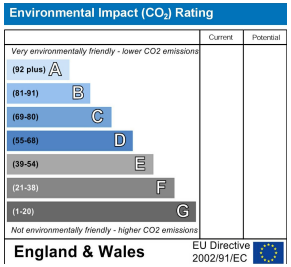
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Cottage
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric, Underfloor Heating & Wood Burner
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements





173 Bridport Road, Poundbury, Dorset, DT1 3AH
Tel: 01305 605 000 | Email: dorchester@hgh.co.uk | Web: www.hgh.co.uk