



Instinct Guides You



## Dorchester Road, Frampton, Dorchester Offers In Excess Of £550,000

- Beautiful Countryside & Riverside Walks Nearby
- Stunning Grade II Listed Property
- Feature Former Dovecote
- Two Large Reception Rooms
- Substantial Kitchen
- Generous Mature Grounds
- Garage & Parking
- Annex With Mezzanine Floor
- Character Charm Throughout
- Bedroom & En-suite



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Thatchcote is a beautifully presented Grade II listed home beneath a thatched roof, nestled in a conservation area within the sought-after village of Frampton. This charming property offers a spacious and versatile accommodation, rich in character set within mature grounds.

The home begins with a charming former dove cote offering a generous space for storing outdoor wear and sits as a focal point with its beautiful wooden architecture.

The sitting room is well proportioned & is bright and airy, thanks to its triple-aspect windows, and features a striking inglenook fireplace as its centrepiece.

Underfloor heating flows into the dining room and additional reception areas, divided into three independently controlled zones. The dinning room is substantial and a wood burning stove set in a characterful fireplace enhances the space.

Large proportions continue into the kitchen that has ample fitted units, natural wooden cabinetry gives a warm and inviting feel the kitchen space that benefits dual aspect windows, integrated ovens, an electric hob with an extractor. Adjacent a utility room further increases the footprint.

Upstairs, four well-sized bedrooms retain original beams. The principal bedroom includes an en-suite shower room and fitted wardrobe. Bedroom two has been extended into the former third bedroom, creating a larger space with a built-in cupboard and decorative fireplace. The family bathroom features a white suite with a shower, bath, WC, and washbasin.

Outside the gardens have been thoughtfully planned and offer a plethora of mature shrubs, flowering plants and exotic greenery. The gardens elevation offers an attractive view over the surrounding countryside. Two large patio's offer a verity of places to entertain and enjoy the pleasant surroundings. The garage is large offering ample storage or room for a vehicle, and uniquely there is a small annex adjacent with power and a mezzanine floor offers further scope and practicality.

## Room Dimensions

Sitting Room 23'3" max x 16'6" (7.09 max x 5.05)

Dining Room 17'10" max x 16'6" (5.44 max x 5.05 )

Kitchen Reception Room 16'9" x 9'6" (5.13 x 2.90)

Kitchen 14'6" x 10'7" (4.42 x 3.23)

Utility Room 10'4" x 6'3" (3.15 x 1.93)

Entrance Hall 13'3" x 8'9" max (4.04 x 2.69 max)

Bedroom One

Bedroom Two 9'6" x 8'9" (2.90 x 2.69)

Bedroom Three / Dressing 9'3" x 7'1" (2.82 x 2.18)

Bedroom Four 11'5" x 9'10" (3.48 x 3.02)

Garage 18'9" x 13'8" (5.74 x 4.19)

Annexe 16'11" x 8'11" (5.18 x 2.72)



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.