



Instinct Guides You



Brownes Place, Frampton, Dorchester £240,000

- Semi Detached
- Three Bedrooms
- Village Location
- Allocated Parking
- Conservatory
- Cul-De-Sac



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Set within the peaceful village of Frampton, surrounded by beautiful Dorset countryside, this three-bedroom semi detached home offers spacious accommodation, a conservatory, a generous garden, and off-road parking for two cars. The property enjoys a quiet residential setting within easy reach of Dorchester and Maiden Newton, combining village charm with convenient access to nearby amenities and transport links.

The ground floor features a fitted kitchen with ample work surfaces, integrated oven and hob, and space for appliances. The sitting and dining room is a generous open-plan space with a feature fireplace and sliding doors that open into the conservatory, allowing natural light to flood through and providing direct access to the rear garden. The conservatory offers an additional space ideal for relaxing whilst enjoying pleasant views over the garden.

Upstairs, the property comprises three bedrooms, with two doubles and a single, all served by a family bathroom fitted with a white suite including bath with shower over, wash basin, and WC. Each room benefits from good natural light.

Externally, the rear garden offers a mix of lawn and decked seating area, creating a versatile outdoor space ideal for family use or summer dining. The garden is enclosed for privacy and security. To the front, there is a small lawned area and driveway providing off-road parking.

Situated within the highly regarded village of Frampton, the home provides easy access to local countryside walks and the River Frome, while Dorchester lies just a short drive away offering a wide range of shops, schools, and transport links including direct rail services to London Waterloo. This property presents a fantastic opportunity for those seeking a home in a desirable village setting with practical living space and attractive outdoor areas.

Room Dimensions

Sitting Room/Dining Room 16'0" x 14'6" (4.9 x 4.42)

Kitchen 9'10" x 9'3" (3.02 x 2.84)

Conservatory 12'4" x 8'5" (3.76 x 2.59)

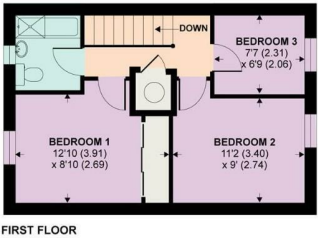
Bedroom One 12'9" x 8'9" (3.91 x 2.69)

Bedroom Two 11'1" x 8'11" (3.4 x 2.74)

Bedroom Three 7'6" x 6'9" (2.31 x 2.06)

Agents Notes

The vendor informs us that there is a section 157 notice on this property meaning you have to have lived or worked within Dorset for 3 years or more.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		49
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales 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.