



Newcombe Lane
Stinsford



PARKERS
PRESTIGE COLLECTION

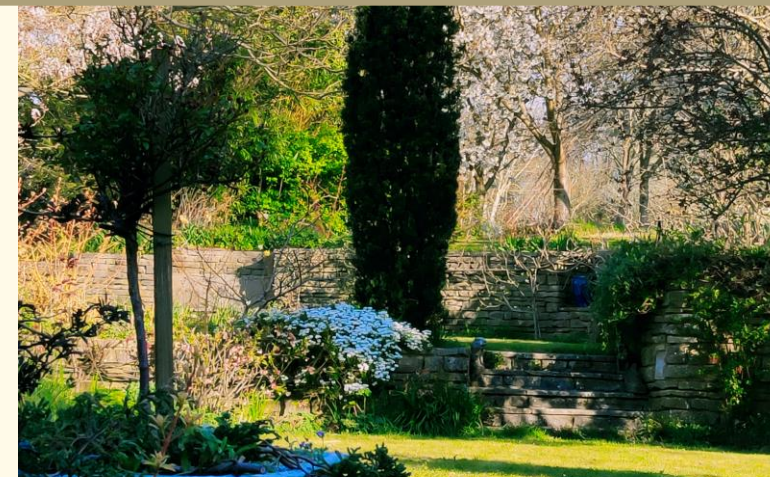
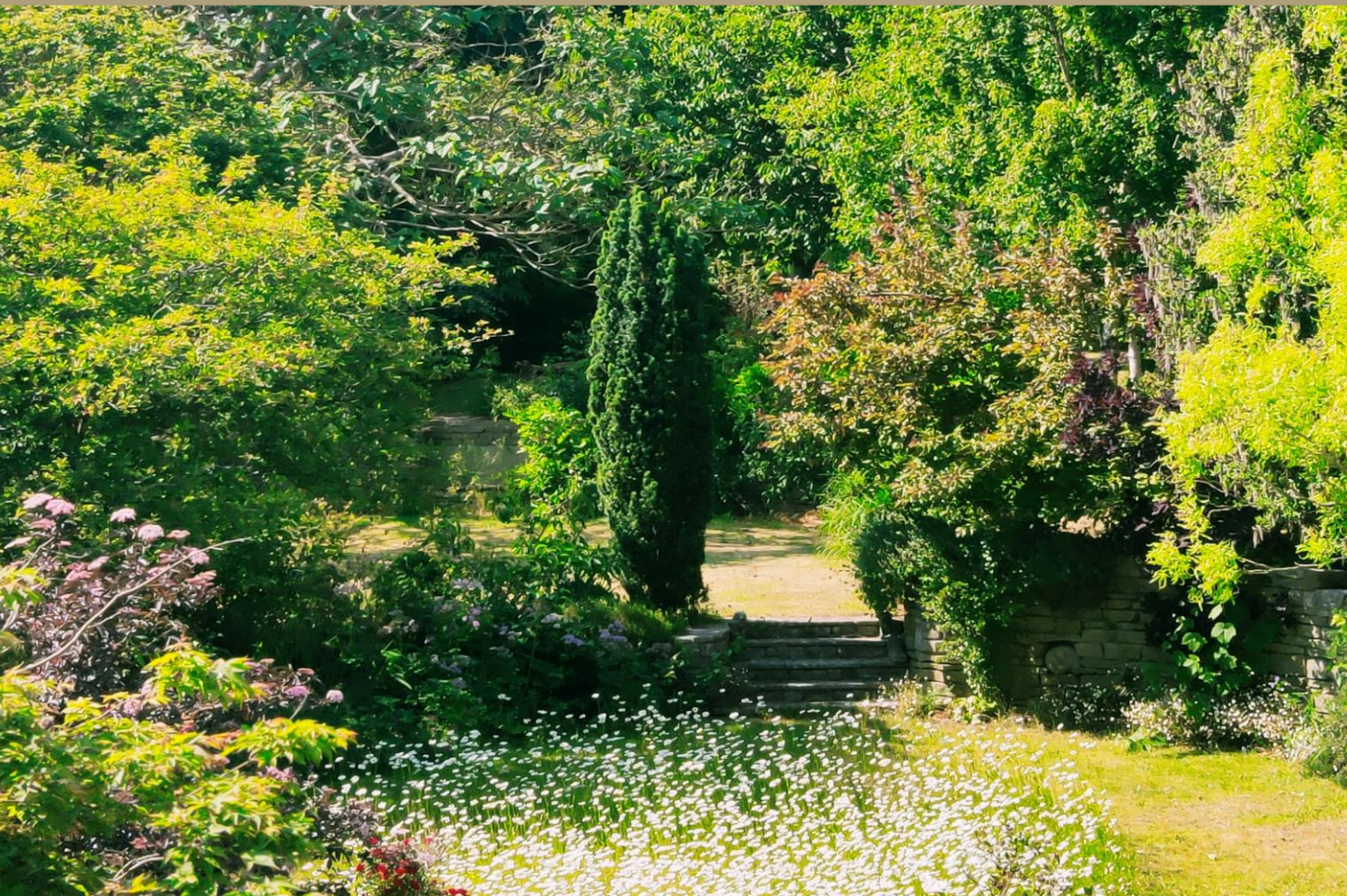




The quality of finish and style of presentation continues to the first floor where a spacious landing provides access to the property's four bedrooms and modern family bathroom. The master bedroom has very generous dimensions, vaulted ceiling with automatic Velux roof windows, en-suite shower room and ample storage. The fourth bedroom also benefits from fitted storage and en-suite shower room. There are two further double bedrooms, one of which, room 3, is currently being used as a home office benefiting from lovely views and excellent internet.

LOVELY HOUSE WITH EXTENSIVE GARDENS, ORCHARDS AND WOODLAND JUST OUTSIDE DORCHESTER. Parkers are delighted to offer for sale this lovely brick and flint, 22-year old house favourably situated within the sought after hamlet of Stinsford, known to Thomas Hardy fans as 'Mellstock'. The property offers well presented accommodation with a stunning open plan living area, a spacious well appointed kitchen/dining area, a large utility room, four double bedrooms, two with en-suite facilities, and a family bathroom. The property is a true gardeners' paradise, with extensive grounds that offer a wonderful space in which to enjoy its position and some lovely views over the Dorset countryside. EPC rating B. + Fibre to the Premises (FTP) giving Ultra-Fast Broadband

The property benefits from a very spacious and light open-plan living area downstairs. The sitting room receives plentiful natural light and features an attractive fireplace with multi-fuel stove and an abundance of display and storage options to either side. The room allows access to the delightful grounds via double glazed French doors. The kitchen/dining area offers an equally spacious and social feel, lending itself perfectly to modern day living. The kitchen is fitted with a comprehensive range of wall and base units providing ample storage and work surfaces. There is an integral eye level double oven and a hob with extractor hood over. A separate utility room provides additional storage units, work surfaces, a large sink and space for additional appliances. The accommodation flows through to the garden room, a delightful room that takes full advantage of the lovely outlook onto the garden and receives plentiful natural light via dual aspect triple-glazed windows. French doors lead on to the patio, ideal for alfresco dining.



The property has 0.4 acre (approx) of beautifully landscaped gardens with two lawns, a small orchard and some fruit and vegetable beds. There is also a greenhouse and a 35' polytunnel. An extra piece of adjoining land, 1.9 acres (approx.), is available to buy separately with a paddock, another small orchard and beautiful bluebell woodland. This land has a right of way onto Church Lane. The whole site is fenced and provides a wonderful external space.

To the side of the house there is parking and a double garage which includes a well-lit workshop area. The ceiling has been boarded over to provide ample loft storage space and full lighting. Access is via a folding loft-ladder.



This photograph depicts a further 2 acres of agricultural/horticultural land adjoining the property that is available to purchase if desired.

Room Dimensions:

Sitting Room	5.89m x 4.72m max (19'04" x 15'06" max)
Kitchen/Dining Area	6.86m max x 5.89m max (22'06" max x 19'04" max)
Garden Room	3.94m x 3.78m (12'11" x 12'05")
Bedroom One	6.10m x 5.05m max (20'0" x 16'07" max)
Bedroom Two	3.91m x 2.59m (12'10" x 8'06")
Bedroom Three	4.93m x 2.21m (16'02" x 7'03")
Bedroom Four	3.89m x 2.92m (12'09" x 9'07")

Agents Notes:

The property benefits from its own Feed in Tariff solar panels on both the garage and house roofs providing electricity, hot water and a small income. There are an additional 1.9 acres of agricultural/horticultural land adjoining the property available to purchase if desired at a guide price of £70,000. There is an electric car charging point fitted in the driveway.

Services:

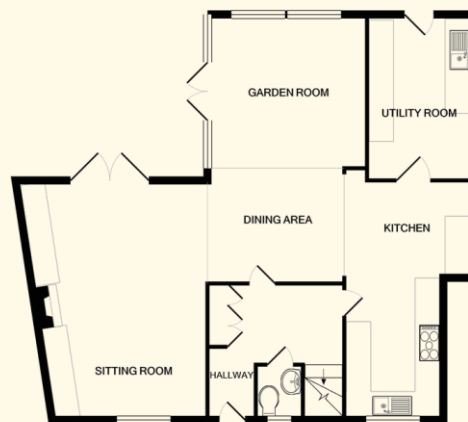
Mains electricity, water and drainage are connected. Oil fired central heating with a modern condensing boiler installed in 2018. The property has a 'Fibre to the premises' broadband connection offering ultra fast broadband. A satellite aerial is fitted as is a terrestrial aerial.

Local Authorities:

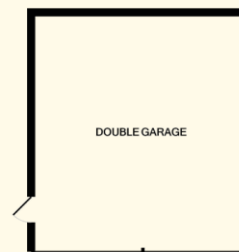
Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ Tel: 01305 211970
We are advised that the council tax band is F

Viewings:

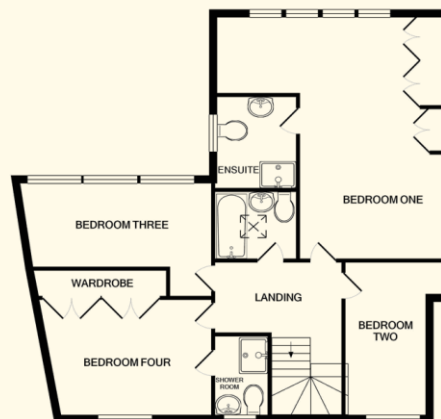
Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers Tel: 01305 340860



GROUND FLOOR
APPROX. FLOOR
AREA 1293 SQ.FT.
(120.1 SQ.M.)



NEWCOMBE LANE
TOTAL APPROX. FLOOR AREA 2180 SQ.FT. (202.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02/2020



Newcombe Lane lies in the hamlet of Stinsford within the Stinsford Conservation Area. It is home to Hardy's St Michael's Church and Kingston Maurward College, with both the River Frome and the birth place of Thomas Hardy nearby. Stinsford is just one mile by road, or on a footpath through water meadows, from the historic county town of Dorchester, where there are numerous amenities and good rail links. Weymouth, its beaches and the Jurassic Coast are just a short distance away.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.