



Hartfoot Lane | | Melcombe Bingham | DT2 7PF

£375,000

Anglotown 
RESIDENTIAL LETTINGS & SALES

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Melcombe Bingham | DT2 7PF
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A beautifully appointed 3 bedroom semi detached house set in the popular village of Melcombe Bingham. The house is presented to the market in excellent condition. The spacious rooms are light and bright and the principal rooms overlook far reaching views over open fields. The drawing room benefits from a wood burning stove with attractive mantle over. Melcombe Bingham is a lively and welcoming village, offering easy access to scenic walking routes, including the renowned Dorset Gap. Nearby in the village of Ansty, just a 10-minute walk away, you'll find the Brewery Farm Shop that houses the Post Office, as well as the popular pub, "The Fox Inn". Ansty is also home to "The Old Brewery Hall", which hosts a variety of community events throughout the year. The village of Cheselbourne, located just a 5-minute drive away, is home to a first school. There is easy access to Blandford and Dorchester.

Dorchester town centre boasts many modern facilities, whilst being steeped in history. The town has strong links to the author Thomas Hardy whose cottage is situated in a nearby hamlet and boasts amazing historic sites such as Maiden Castle on the outskirts and a Roman amphitheatre close to the Town Centre. It has a thriving high street with a range of national and independent shops, cinema, cafes, restaurants, pubs and churches and several supermarkets. Brewery Square offers a further range of restaurants, cafes, shops, Art Gallery, and another cinema. Dorchester is also home to the Dorset County Hospital and schools with outstanding reputations. Dorchester has fantastic transport connections with Dorchester South train station connecting directly to London and the South East, while Dorchester West takes you to Bristol and Bath directions and beyond.

Living Room 7.29m (23'11) x 3.07m (10'1)

Study 3.51m (11'6) x 3.07m (10'1)

Kitchen 3.3m (10'10) x 3.73m (12'3)

Bedroom 1 3.3m (10'10) x 4.34m (14'3)

Bedroom 2 3.84m (12'7) x 2.77m (9'1)

Bedroom 3 3.51m (11'6) max x 3.07m (10'1)

Bathroom 1.63m (5'4) x 2.62m (8'7)

- Beautifully presented family home
- Views over open countryside
- Spacious and light accommodation
- EPC D
- Set in a popular Dorset Village
- Gardens to front and rear
- Generous parking for several cars
- Council Tax C



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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