

The Old Rectory Frampton, Dorset DT2







A charming Grade II Listed Georgian village rectory with coach house located close to Dorchester.







Situation

Frampton has a village hall, church and a petrol filling station/store. The nearby town of Dorchester (6 miles) offers a comprehensive range of facilities, a rail service to London Waterloo (2½ hours) and Thomas Hardye School (OFSTED rated outstanding). Exeter and Bournemouth Airports are both just over an hour's drive away.

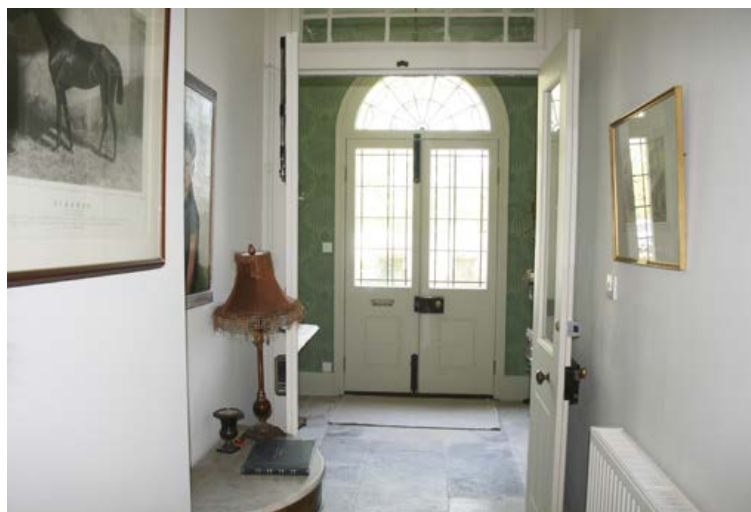
Maiden Newton 2½ miles, Sydling St. Nicholas 3½ miles, Cattistock 4 miles, Dorchester 6 miles (London Waterloo 2½ hours), Weymouth 15 miles, Sherborne 20 miles. (Distances and time approximate).

The Property

Built in 1726, The Old Rectory is a classically pretty Georgian Grade II listed former rectory in a quintessential country village setting, with the church across the garden. The property underwent a comprehensive restoration and refurbishment when it was bought by the current owners ten years ago and is now a beautiful and welcoming family home. The house has great charm and has retained many of its original features including flagstone and timber floors, fireplaces, cornicing and sash windows with working shutters. On the ground floor is the stone flagged entrance porch and hall, with an attractive staircase rising to the first floor, access to the cellars and the cloakroom. There are two reception rooms both with tall bay windows and wooden floors. The kitchen/dining room has an original Welsh dresser, bespoke painted units and Rangemaster gas-fired range cooker. Adjacent to the kitchen is the utility room, which has a walk-in larder.

On the first floor are the principal bedroom and en suite bathroom, three further double bedrooms, two further bathrooms and a staircase to a further double bedroom and adjacent bathroom.

The village has recently had super fast broadband of 30MB per second installed.







Outside

Immediately adjacent to the house is a gravelled parking area, beside which is the pretty Grade II listed Coach House, which comprises an original stable with a brick floor and three stalls, tack room and two single garages with loft storage above. This has great potential as an annexe or home office subject to planning permission. The garden extends around three sides of the house, with a large lawn extending down to the church, flower borders and a number of mixed trees including variegated holly, mature yews and beech. To the rear of the house are the greenhouse and kitchen garden, which has several raised borders and a variety of soft fruits. Behind the Coach House is a chicken run and orchard with apple, pear, plum, greengage and cobnut trees. Beyond the formal garden is an area of wild garden comprising a stand of mature trees under planted with Spring bulbs and bounded by estate park railings. In all the gardens extend to about 1.24 acres (0.5 hectare).

Tenure

Freehold

Services

Mains water, electricity and drainage. Oil-fired central heating. Bottled gas for range cooker.

Local Authority & Council Tax Band

Dorset Council
(www.dorsetcouncil.gov.uk)

Tax Band G

Directions (Postcode DT2 9NL)

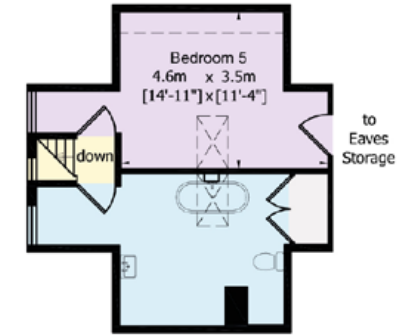
Frampton is on the A356 accessed from Crewkerne/Maiden Newton to the north west or from Dorchester in the south east. In the centre of the village turn up Church Lane by St Mary's church and The Old Rectory is the first property on the right next to the church.



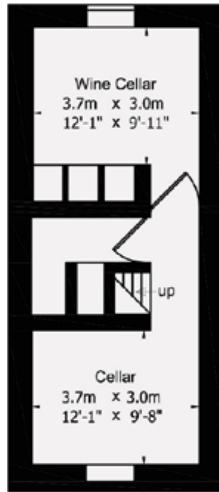
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

**Approximate Gross Internal Floor Area
322.7 sq m / 3472 sq ft**

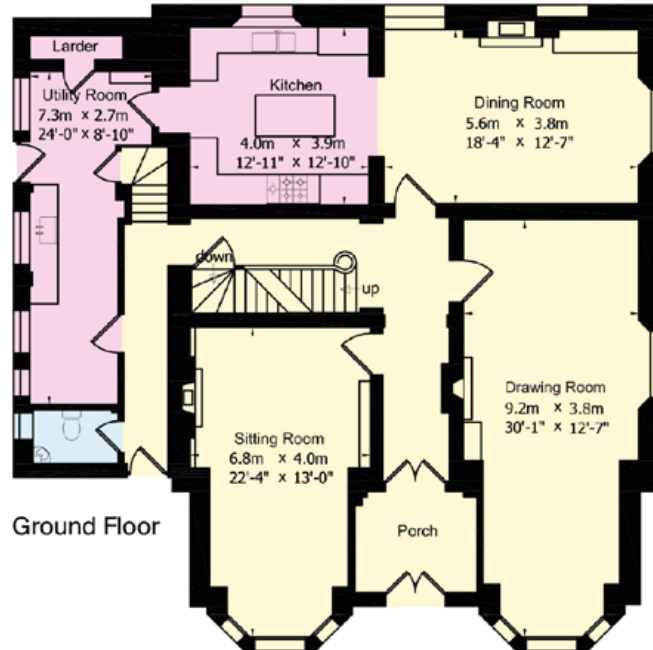
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



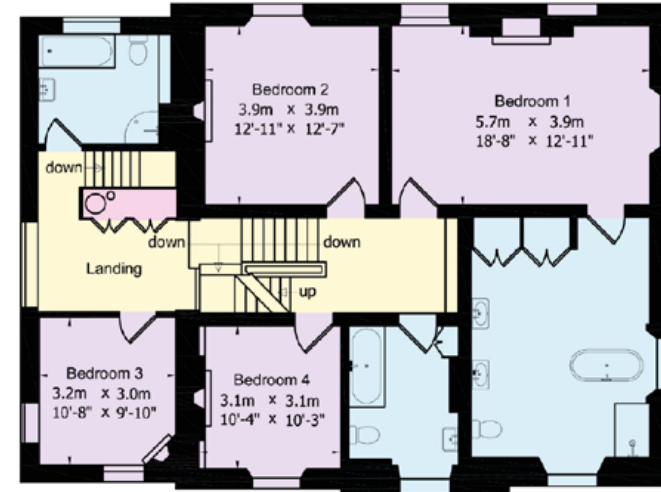
Second Floor



Cellar



Ground Floor



First Floor

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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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