Brock Cottage
Higher Wraxall, Dorset
DT2

An unlisted, well presented 16th century cottage in a tiny hamlet set amidst beautiful countryside.

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EPC E

Cattistock 1.9 miles, Evershot 2.8 miles, Yeovil Junction Station 9.8 miles (Waterloo 2.25 hours), Dorchester 11.7 miles, Yeovil town centre 12.5 miles, Sherborne 16.9 miles. (Distances and time approximate).

Situation

Brock Cottage is situated in the tiny hamlet of Higher Wraxall which is a small collection of houses and the Jacobean Grade II* Wraxall Manor. The hamlet is equidistant between the villages of Cattistock and Evershot which both have a church, hall, primary school, pub and shop/post office. Evershot also has its own doctor's surgery. For wider requirements the towns of Dorchester (11.7 miles) and Yeovil (12.5 miles) are both within easy reach. There are good travel links with rail services from Yeovil Junction Station (9.8 miles) to Waterloo (2.25 hours) and Bournemouth, Exeter and Bristol Airports are all just over an hour's drive away. The local area also offers a wide choice of schools from both the state and independent sectors.

Brock Cottage

Believed to date from the 16th century with a 20th century extension and unlisted, Brock Cottage is built of stone with mellow brick detailing and a thatch & tiled roof. It has great charm with a south-facing rear that enables natural light to flood into its two large reception rooms which both have windows on two sides overlooking it's pretty garden. Between them are the shower room and the kitchen which is fully fitted with timber work surfaces and a gas and electric range cooker. On the first floor is a large landing used as a study area, four double bedrooms and a family bathroom. Outside the cottage has a parking area, an integral outside store and a good-sized garden that slopes down to a stream.

Tenure

Freehold

Services

Mains electricity. Private water & drainage. Oil-fired central heating. Bottled gas. Fibre broadband.

Local Authority & Council Tax Band

Dorset Council (www.dorsetcouncil.gov.uk).

Tax Band: E

Agent's Note

This unspoilt quiet hamlet is surrounded by the Wraxall Manor Estate and there is immediate access to miles of beautiful riding, dog-walking and rolling countryside.

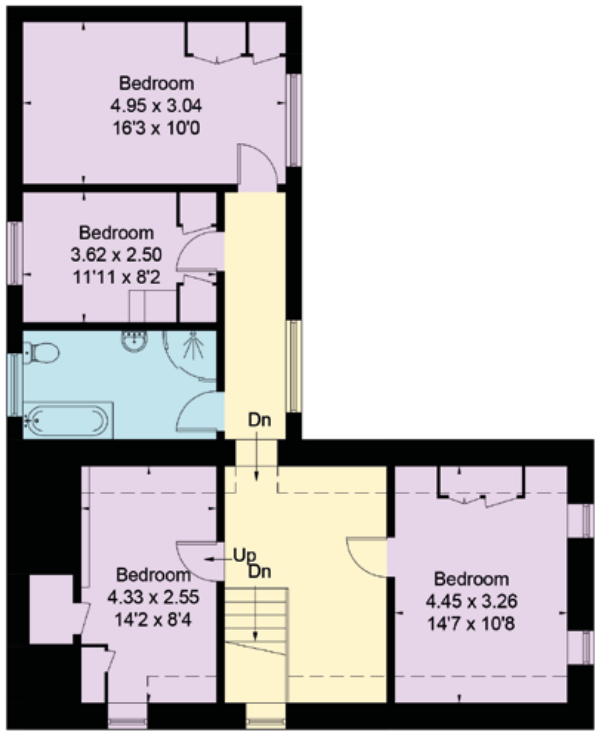
Directions (Postcode DT2 0HW)

In the village of Evershot heading up the main street, turn left before the Summer Lodge Hotel onto Summer Lane. Drive for just under a mile before continuing straight onto Broom Hill. Continue for 0.5 mile. At the staggered crossroads turn left, signed to Cattistock. Drive for about 0.75 mile before turning right (unsigned). After about 200 yards at the T-junction, turn right (unsigned). The property will be found on the left after about 170 yards.

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

Approximate Gross Internal Floor Area
168.3 sq m / 1,811 sq ft
Store Room = 6.4 sq m / 69 sq ft
Total = 174.7 sq m / 1,880 sq ft
Including Limited Use Area (7.9 sq m / 85 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.

Ground Floor



Ground Floor

Knight Frank
15 Cheap Street
Sherborne, DT9 3PU
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Jackson-Stops
47 South Street
Bridport DT6 3NY
jackson-stops.co.uk

Luke Pender-Cudlip
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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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