



Kit Lane Owermoigne, Dorchester DT2 8HP

- Substantial Detached Bungalow within Approx. Half an Acre
- Sitting Room & Separate Dining Room
- Modern Fitted Kitchen & Utility Room
- Double Glazing & Gas Central Heating
 - Beautiful Mature Rear Garden
- Three Bedrooms
- Two Conservatories
- Family Bathroom & Additional WC
- Front Garden, Driveway & Garage
- Fabulous Dorset Village Location

Asking Price £500,000 Freehold



SUMMARY OF ACCOMMODATION

Entrance Hallway

Sitting Room

14'4" x 13'10" plus bay

Dining Room

10'3" x 14'4"

Conservatory

6'6" x 13'10"

Kitchen

18'3" max x 8'11" max

Conservatory

7'2" x 6'1"

Utility Room

WC

Bedroom One

10'1" x 15'9" into bay

Bedroom Two

11'2" max x 8'3" max

Bedroom Three

5'6" max x 10'8" max

Bathroom

7'8" x 7'7"

OUTSIDE

Front Garden & Driveway

Attached Garage

Rear Garden

Occupying a generous plot of approximately 0.5 acres in the heart of the sought-after village of Owermoigne, this beautifully maintained detached bungalow offers spacious and versatile accommodation, attractive landscaped gardens, and ample parking, all within easy reach of Dorset's stunning coastline. Approached via a long private driveway, the property enjoys a wonderful sense of seclusion and kerb appeal. Inside, the home has been carefully maintained and is presented to an excellent standard throughout.

The welcoming sitting room is filled with natural light and enjoys pleasant views over the garden. A wood-burning stove provides a cosy focal point, creating a comfortable space for relaxing and entertaining. The well-appointed kitchen overlooks the rear garden and features a range of shaker-style wall and base units complemented by contrasting worktops. Integrated appliances include a five-burner gas hob, double eye-level ovens, dishwasher and a new water softener. There is also ample space for a dining table and an American-style fridge freezer. Two useful storage cupboards provide additional practicality. Adjacent to the kitchen is a

utility room. From here a separate WC and wash hand basin is accessed.

The conservatory offers a versatile additional reception area, ideal as a breakfast room, garden room or informal sitting area. A separate dining room provides generous space for family gatherings and entertaining, leading through to a bright sun room with French doors opening onto the rear patio.

There are three bedrooms in total. The principal bedroom is a spacious and peaceful retreat positioned towards the front of the property and benefits from fitted wardrobes. The second bedroom is another comfortable double room, while the third bedroom offers flexibility as a guest room, nursery or home office. The family bathroom is attractively fitted with a roll-top bath, separate shower enclosure, WC, wash hand basin and heated towel rail.





The beautifully landscaped gardens are a particular feature of the property, extending to approximately half an acre. Predominantly laid to lawn, the grounds are enhanced by mature planting, fruit trees, raised vegetable beds and established hedging, creating a private and picturesque setting. A patio area to the rear provides an ideal space for outdoor dining and enjoying the sunny aspect. Included in the sale are outdoor storage sheds and a greenhouse. The extensive gravel driveway offers parking for multiple vehicles and leads to the attached garage.

The size of the plot offers potential for an annex, home office or shepherds hut, subject to the relevant planning permissions.

Owermoigne is a charming Dorset village situated just off the A352 and surrounded by attractive countryside. The village is centred around the historic Church of St Michael and village green, with a collection of characterful period cottages adding to its appeal.

Local amenities include a petrol station, farm shop, village hall and social club.

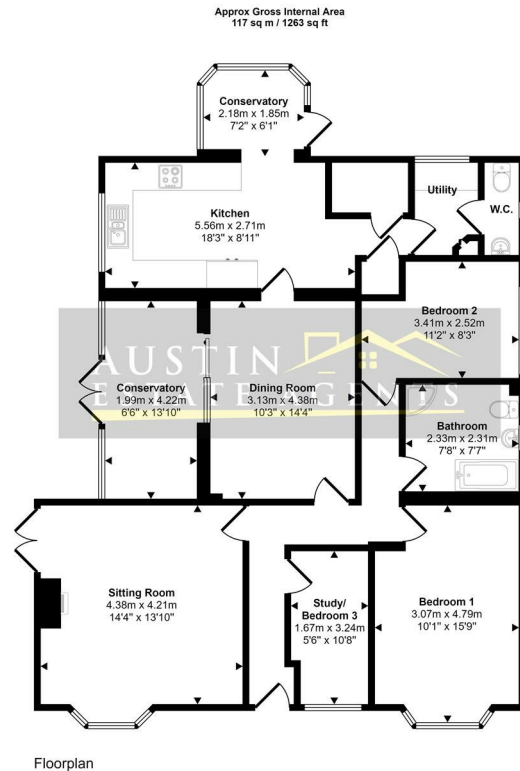
The village enjoys a convenient position between Dorchester and Wareham, with easy access to Weymouth, Ringstead Bay, Lulworth Cove and the wider Jurassic Coast, making it an excellent base from which to enjoy both rural and coastal living.

For further information, or to make an appointment to view this beautiful bungalow, please contact the team at Austins.

The vendors inform us that there was previous planning permission for an extension over the garage, with the garage being re-sited to the front garden area. These permissions have now lapsed.



Local Authority Dorset Council
Council Tax Band E
EPC Rating D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

