



FOR SALE

Purdue Place, Closworth, BA22 9RN

£800,000



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ESTATES

This spacious, modernized bungalow in the hilltop community of Closworth, nestled on the borders of Dorset and Somerset, offers a truly remarkable living experience. As you approach the property, you're greeted by stone-built entrance pillars and wrought iron gates, leading to a vast, private parking area with ample space for multiple vehicles. In summary, this property offers spacious accommodation all on one level, making it an ideal choice for those looking to downsize without sacrificing living space. The thoughtful updates and quality materials used throughout, including underfloor heating, NEFF appliances, even down to the hot tap with cold filter, showcase the attention to detail that has gone into this home's renovation. This is a perfect residence for those seeking to reduce the number of bedrooms while retaining generous living space. Additionally, its proximity to the Dorset coast, Dorchester, and Yeovil makes it a convenient location.



LOCATION

Closworth, for a small village (population approx 220) can first be found mentioned in the Domesday Book of 1086 when it was the property of the Count of Mortain, passed on to the priory in Montacute where it stayed in their ownership until approx 1540 when it was bought by the Portmans of Orchard Portman and stayed in their ownership until the 20th Century. The Church of All Saints is believed to date from the 13th Century and is Grade II Listed. Situated between Dorchester and Yeovil off the A37, the location offers many attractions within a short distance including Sutton Bingham where you can find watersports and is only a 10 minute drive to the large town of Yeovil or 20 minutes to the centre of the picturesque setting of Dorchester.

Approach

The front entrance from the road is through a gated access with loose gravel driveway and parking the full width of the property. This provides space for a multitude of vehicles and access to the garage. The front door opens to an inner porch and further door to the interior.

Living Space

Inside, the property has been thoughtfully renovated to create an open-plan living area, combining a cozy seating space with a log burner fireplace, a versatile dining area, and an expansive kitchen complete with a breakfast bar. The newly laid flooring with piped underfloor heating and large windows flooding the area with natural light make it a perfect space for entertaining or welcoming extended family. Adding to the charm, a conservatory at the rear offers picturesque views of the private garden and the sprawling countryside beyond. An enclosed walkway, accessible from the kitchen and with doors opening to the front driveway and rear garden, leads to a well-stocked utility area, ensuring convenience in your daily routines. The inner hallway, accessed from the front porch, serves as the gateway to the bedrooms and the main bathroom. The master bedroom, positioned at the rear of the

property, is exceptionally roomy and includes its own en suite. The second bedroom is also generously sized with built-in storage and a front aspect, while the third bedroom, with two doors, is versatile, ideal for occasional guests, younger family members, or a home office.

Garage

The garage is ingeniously designed with open front and rear doors, providing access to the garden. It even has a loft area that could easily be transformed into additional living space.

Rear Garden

The level rear garden is a treat as it is flat, elevated and offers lovely views with amazing sunset vistas. Functionally, the area features an initial patio area, seamlessly flowing onto a flat lawn, bordered by gravel pathways and shrubbery. The rear fence has been thoughtfully lowered on one side, maximizing the scenic view beyond as the fields behind drop away on a slope, ensuring you have a private outlook on the world.

Additional Information

Council Tax Band: E (Somerset)

Originally Built in 1965

LPG Central Heating

Boiler located in Loft

Fibre Broadband (41.7MB at time of testing)

Multi-Fuel Stove in Sitting Room

Planning permission (Application No. 19/00078/HOU) was approved on this property on the 10/01/2019 for a proposed extension and alterations to replace the sunroom and convert the loft space.

Directions: From the A37, Dorchester to Yeovil Road, take the exit signposted for Closworth. The road rises and bends as it winds gently up the hill for about half a mile. As you follow the bend past the Church of All Saints, Closworth, the property will appear on your right hand side and will be easily identified with an eye-catching Orchards Estates Swing Board. Park in the driveway and one of our colleagues who knows the property and will be able to answer your questions, will be there to greet you and show you around.



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	43 E	
21-38	F		
1-20	G		



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