



Church Lane  
Long Bredy



PARKERS  
PRESTIGE COLLECTION





Parkers are delighted to offer for sale this detached residence situated on the outskirts of the village of Long Bredy enjoying uninterrupted views of the surrounding countryside. This former Victorian school boasts character features including flagstone flooring, window seats and original doors and offers accommodation comprising a sitting room/diner, a kitchen/breakfast room, three bedrooms, a home office/fourth bedroom, a family bathroom and a shower room. In addition, the property benefits from a part walled garden that enjoys a southerly facing aspect, a single garage and a driveway that provides off road parking.

The Old School is situated in the West Dorset countryside in the village of Long Bredy. Located seven miles to the west of the county town of Dorchester and just a few miles from the spectacular Jurassic Coastline, Long Bredy is a small, peaceful village in the beautiful Bride Valley. The village is now home to approximately 200 residents, the 13th century St Peter's church, a village hall and a small playing field. It is surrounded by working farms and has been designated an Area of Outstanding Natural Beauty. Regular bus services to Dorchester and Bridport (7.5 miles west) run from Long Bredy Hut.



The sitting room/diner receives natural light gained via a dual aspect and features a central fireplace that houses a wood burning stove. A set of French doors provide access to the garden.

The kitchen/breakfast room combines traditional and modern living, fitted with a range of wall and base level units, a selection of integral appliances and a central island. The kitchen provides access to a lobby and shower room.



Accessed via the hallway is a home office/fourth bedroom.

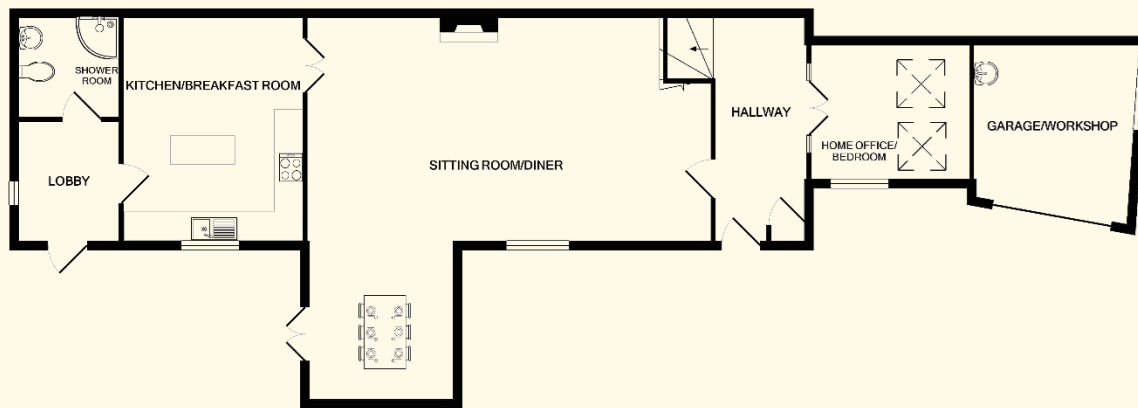
Stairs rise to a landing that houses a range of fitted cupboards and provides space for a study/bureau.

The property offers three double bedrooms and a family bathroom, fitted with a suite comprising a low level wc, a wash hand basin, a panel enclosed bath and a separate shower cubicle.

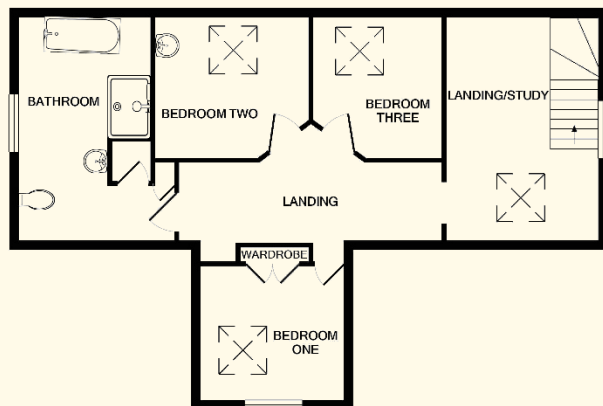
Externally there is an enclosed part walled garden situated to the side of the property, enjoying a southerly facing aspect and uninterrupted views of the surrounding countryside. The garden is laid to lawn with a paved patio area and a variety of flower beds borders.

There is a single garage and a driveway that provides off road parking.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1226 SQ.FT.  
(113.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 756 SQ.FT.  
(70.2 SQ.M.)

THE OLD SCHOOL  
TOTAL APPROX. FLOOR AREA 1981 SQ.FT. (184.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2011

**Important notice: Parkers notify that:** All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Room Dimensions:

Sitting Room/Diner	8.51m max x 8.18m (27'11" max x 26'10")
Kitchen/Breakfast Room	4.85m x 3.84m (15'11" x 12'07")
Home Office/Bedroom	3.40m x 2.97m (11'02" x 9'09")
Bedroom One	3.48m x 2.95m (11'05" x 9'08")
Bedroom Two	3.23m x 3.12m (10'7" x 10'03")
Bedroom Three	3.12m x 2.77m (10'03" x 9'01")
Landing/Study	4.83m x 3.33m (15'10" x 10'11")

### Services:

Mains electricity and water are connected.  
Septic Tank.  
Oil fired central heating.

### Local Authorities:

Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ, Tel: 01305 211970  
We are advised that the council tax band is F

### Viewings:

Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers Tel: 01305 340860