

Symonds & Sampson

30 Dorchester Road

Frampton, Dorchester, Dorset

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Frampton
Dorchester
Dorset DT2 9NF

A charming semi-detached cottage in the heart of the village with three bedrooms, a large garden, and views of the village green.

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- Semi-detached cottage
- Grade II listed
- Character features
- Two reception rooms
- Three bedrooms
- Rear garden

Guide Price £250,000
Freehold

Dorchester Sales
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THE PROPERTY

This delightful semi-detached cottage, nestled in the heart of the village, offers a warm and inviting atmosphere. With generously sized rooms, a large rear garden and views of the village green, it perfectly blends charm with comfortable living. Full of character, the current owners have taken care to preserve the period features, such as exposed beams and plank doors, quintessential of an early 18th century cottage.

The cottage opens into a sitting room with feature fireplace, leading to a dining room and additional reception space, ideal as a snug, study or playroom. At the rear is the kitchen with direct garden access. Upstairs are three bright bedrooms with exposed floorboards and views over the village green and countryside, along with a family bathroom.

OUTSIDE

The rear garden is mainly laid to lawn with mature apple and walnut trees, and a block-paved area provides a perfect spot for outdoor seating. The property lies adjacent the village green with a children's play area, and the nearby village of Maiden Newton offers a well-regarded first school.

SITUATION

The property is situated in Frampton, designated an Area of Outstanding Natural Beauty and a conservation area. Frampton is only a short distance from Maiden Newton which is well served by local amenities including a selection of shops, first school, doctor's surgery, petrol station with store, public house, village hall and railway station on the Weymouth/Dorchester to Bath/Bristol Temple Meads line. The property is within the catchment for the Thomas Hardye School in Dorchester.

Dorchester, the county town, is about 5 miles with the county hospital, well regarded schooling and leisure facilities. The town offers a good range of independent and national retailers and the recent ongoing development at Brewery Square offers a great range of restaurants, cinema and shops.

The major centres of Dorchester, Bridport, Yeovil and Sherborne are all readily accessible. Dorchester South and West train stations provide services to London Waterloo and Bristol Temple Meads respectively. Another mainline rail station is at Yeovil Junction with road links placed jointly on the A30 and A37.

DIRECTIONS

What3words///gadget.tolerates.after

SERVICES

Mains electric, water and drainage are connected.
Electric storage heaters.

Broadband - Superfast speed available
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
(https://www.ofcom.org.uk).

Council Tax Band: C (Dorset Council - 01305 251010)

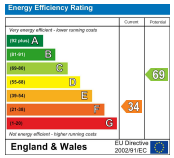
MATERIAL INFORMATION

There is a side access, shared with Number 31, which leads to a side door to the dining room and to the rear garden.
Photographs were taken in September 2024.





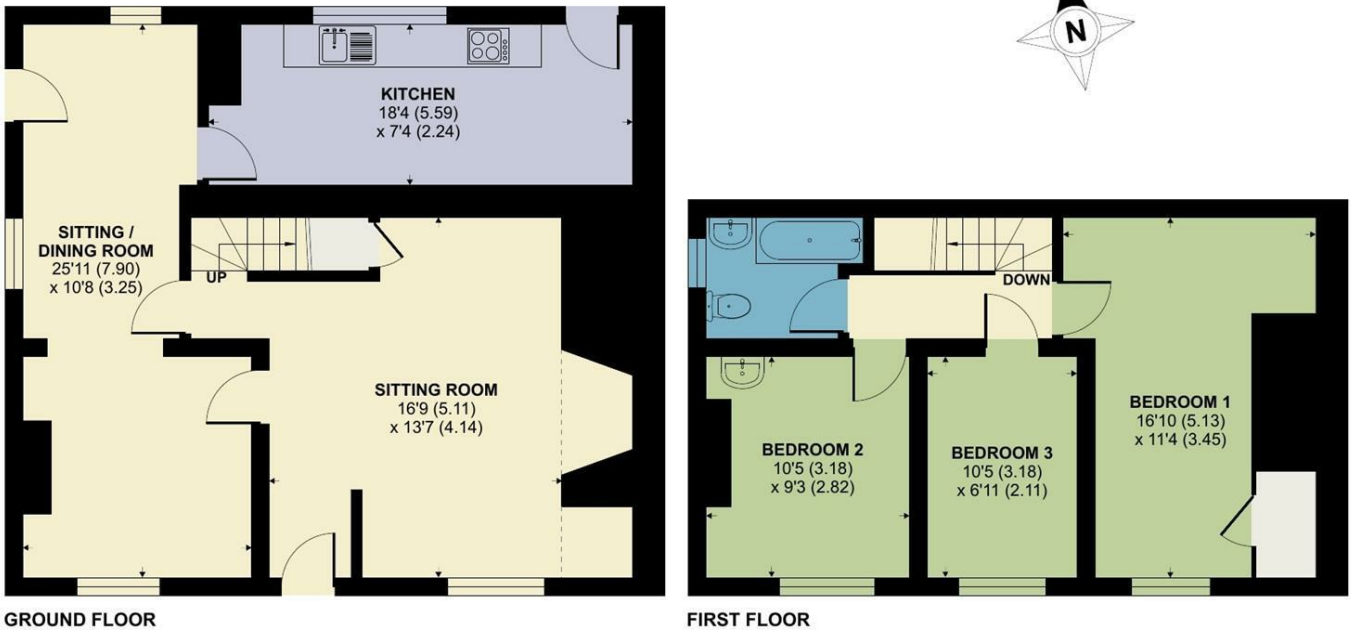




Dorchester Road, Dorchester

Approximate Area = 1216 sq ft / 113 sq m

For identification only - Not to scale







Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1178329

Dorchester/AT/11.11.26rev

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