

Symonds
& Sampson



Melbury Lodge

Yeovil Road, Melbury Osmond, Dorchester, Dorset

Melbury Lodge

Melbury Osmond

Dorchester

Dorset

DT2 0NL

An elegant Grade II listed former lodge dating from 1887, thoughtfully updated to provide refined contemporary living while retaining exceptional period character. Set within landscaped gardens with open countryside views, outbuildings, and private parking, the property offers a rare blend of heritage, comfort, and privacy in a picturesque rural setting.



- Grade II listed detached former lodge house of notable architectural interest
 - Surrounding views of neighbouring parkland
- Beautifully presented accommodation retaining a wealth of period character throughout
 - Thoughtfully updated to a high standard throughout
 - Generous established gardens and an orchard
- Detached double garage with adjoining workshop, utility space, and log store
 - No onward chain

Guide Price £590,000

Freehold

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THE DWELLING

Originally dating back to 1887, this Grade II listed former lodge house offers generously proportioned accommodation arranged over two floors, providing a variety of well-balanced reception spaces and three double bedrooms to the first floor.

The property retains a wealth of period features synonymous with its age and heritage, including mullion windows and notably high ceilings, which combine to create light-filled and characterful interiors throughout. In recent years, the house has been thoughtfully and sympathetically updated, resulting in comfortable, well-considered living that blends historic charm with modern practicality.

Set within an elegant and private position, the property backs onto the neighbouring Ilchester Estate land and enjoys attractive open views from all aspects. Externally, it is surrounded by beautifully landscaped wrap-around gardens, incorporating an orchard and a range of useful outbuildings, all approached via a private driveway.

ACCOMODATION

The property is approached via a welcoming and generously sized entrance hall, which incorporates a cloakroom and a staircase rising to the first floor. From here, the hall provides access to the principal ground floor reception rooms, creating a natural flow through the accommodation.

The sitting room is an inviting space, centred around a log-burning stove and enhanced by hardwood flooring. A bay window floods the room with natural light, adding to the sense of warmth and character. Positioned on the opposite side of the hallway, the dining room is similarly bright and features a further log-burning stove, with an opening leading through to the kitchen.

The kitchen is a bespoke, contemporary shaker-style design, finished to a high standard and equipped with quality integrated appliances, including a Bosch oven, microwave, and dishwasher. From the kitchen, the accommodation

extends into the garden room, which benefits from underfloor heating, French doors opening onto the rear garden, and attractive views across the surrounding grounds and countryside beyond.

To the first floor, there are three well-proportioned double bedrooms, each enjoying its own outlook over the Dorset countryside. The principal bedroom and the landing retain original fireplaces, adding to the period charm, while all bedrooms are fitted with built-in wardrobes. The shower room is of generous size and comprises a large walk-in enclosure, wash hand basin, and WC, complemented by a clear-glass window that frames the open views beyond.

GARDEN

The house is set within established and thoughtfully arranged grounds, featuring sweeping lawns interspersed with well-stocked borders, areas of wild planting, and a productive orchard planted with a variety of soft fruit trees. A raised deck, positioned to enjoy a westerly aspect, looks out across open countryside and provides a superb vantage point for evening sunsets and outdoor entertaining. The gardens are further enhanced by a gently flowing stream crossed by a footbridge, along with several discreet seating areas that create peaceful retreats throughout the grounds.

Approached through a gated driveway, the property provides generous off-road parking together with a detached double garage fitted with power, lighting, and useful rafter storage. A separate workshop offers additional ancillary accommodation, additionally a practical utility area with plumbing for appliances and a ceramic sink. A substantial timber log store is positioned alongside the outbuildings, completing the range of external facilities.

SITUATION

Melbury Lodge is situated within the highly regarded village of Melbury Osmond, positioned along the Yeovil Road and close to the village church and well-established village hall, which lies at the heart of the local community. The hall hosts a variety of regular events and activities throughout the year, including social evenings, coffee mornings, seasonal celebrations, and the popular

annual flower show and summer fete. Adjacent recreational facilities include a children's play area, a boules pitch, and a hard tennis court with membership and pay-as-you-go options available.

A public footpath is easily accessed nearby, providing pleasant walks through the surrounding countryside and convenient pedestrian access into the village. The area is further served by a selection of well-regarded public houses, including The Chetnole Inn, The Acorn Inn, and The Haydon Arms. Melbury Osmond is ideally positioned for access to the larger centres of Yeovil and Dorchester, both offering comprehensive amenities, while the historic abbey town of Sherborne—renowned for its schooling, boutique shopping, and mainline rail services—is within a short and convenient drive.

MATERIAL INFORMATION

Mains electric and water
Oil-fired central heating
Septic tank

Broadband - Ultrafast broadband is available.

Mobile phone network coverage is likely inside on most major networks, limited connection available inside.

(Information from Ofcom <https://www.ofcom.org.uk>)

Dorset Council
Council Tax Band: E

The property holds a Grade II Listed status.

The property has a right of way over the driveway.

We have been advised that the property experienced historical subsidence, which we believe has since been remediated. We are currently awaiting our client's confirmation. For further information, please contact the agent.

DIRECTIONS

What3words - ///fancy.parks.grasp





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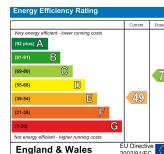
Approximate Area = 1455 sq ft / 135.1 sq m

Garage = 306 sq ft / 28.4 sq m

Outbuildings = 159 sq ft / 14.7 sq m

Total = 1920 sq ft / 178.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Symonds & Sampson. REF: 1395165



Sherb/JM/0126



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