



Symonds
& Sampson

Egerton Cottage

3 St Mary's, Corscombe, Dorchester, Dorset

Egerton Cottage

3 St Mary's
Corscombe
Dorchester
Dorset DT2 0NU

Charming three-bedroom cottage in Corscombe with a spacious reception room, kitchen, garden, parking, and garage.



- End Of Terrace
- Three bedrooms
- Large dual aspect sitting room
 - Kitchen
 - Bathroom
- Enclosed rear courtyard
- Garage and parking
- Village location

Guide Price £235,000

Freehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

Charming three-bedroom cottage located in the heart of Corscombe. This property features a spacious dual-aspect reception room on the ground floor, along with a kitchen and a convenient WC. Upstairs, you'll find two generous double bedrooms, a single bedroom, and a family bathroom. The rear of the property offers a compact garden, along with parking and a single garage. While the home would benefit from some updating, it is perfectly livable as it stands.

INTERNAL

Entering the property through a partially glazed wooden door, you step into a welcoming hallway providing access to all principal rooms, with stairs leading to the first floor. To the left, the spacious dual-aspect reception room features carpeted flooring, an open fireplace, and windows to both the front and rear, allowing for plenty of natural light. At the rear of the property, the kitchen is fitted with a range of wooden base and wall units, complemented by a roll-edge worktop. It includes an integrated eye-level oven with an adjacent hob, plumbing for a washing machine, and space for a fridge freezer. A convenient downstairs WC is also located on this level. Upstairs, the property offers two double bedrooms and one single bedroom. The main bedroom benefits from fitted wardrobes. The family bathroom is equipped with a WC, wash hand basin, and a bath with a shower over.

EXTERNAL

At the rear, the property features a low-maintenance courtyard garden that leads to a parking area with space for two cars and a single garage. The garage is equipped with an up-and-over door and offers ample attic storage.

SERVICES

Mains water and drainage

Broadband - Standard and superfast are available.
Mobile network coverage: Limited indoors and likely outdoors. Source Ofcom.org.uk

Dorset Council tax band : C

MATERIAL INFORMATION

There are no current granted planning applications within the postcode which will affect the property, which we have been made aware of.

<https://planning.dorsetcouncil.gov.uk/searchresults.aspx>

As is often the case, the title register is likely to contain rights and covenants, please check with your legal adviser or call the office if you would like to discuss prior to making a viewing.

SITUATION

Corscombe is a Conservation village in an area designated as being of 'Outstanding Natural Beauty'. The village lies approximately 4 miles to the north-east of Beaminster and comprises small character cottages, larger period houses, farms and a blend of modern houses and. Amenities include a village hall, church and the 'Fox Inn'. The County town of Dorchester is about 16 miles to the east, Yeovil about 10 miles to the north and the nearest coast is at West Bay some 12 miles. The attractive town of Beaminster offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities.

DIRECTIONS

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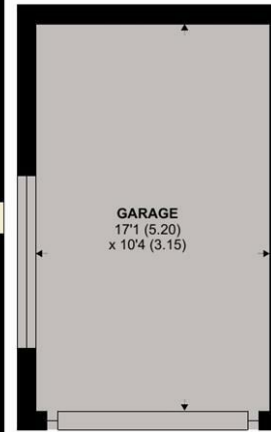
St. Marys, Corscombe, Dorchester

Approximate Area = 888 sq ft / 82.4 sq m

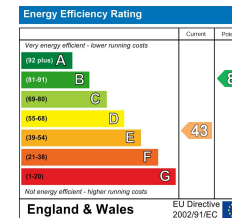
Garage = 176 sq ft / 16.3 sq m

Total = 1064 sq ft / 98.8 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1266723



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