



Symonds
& Sampson

Laundry Cottage 36

Fore Street, Evershot, Dorchester, Dorset

Laundry Cottage

36

Fore Street
Evershot
Dorchester
Dorset DT2 0JW

A beautifully presented, Grade II Listed cottage with charming characterful features situated in the sought after village of Evershot.



- Grade II Listed
- Two double bedrooms
- Two reception rooms
- Generously sized garden to the rear
- Characterful features throughout
 - Detached garage
- Popular village location
- No onward chain

Guide Price **£550,000**

Freehold

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DWELLING

A Grade II listed period property in the heart of Evershot. This charming home has been beautifully maintained in recent years, creating a warm and characterful living space. The property comprises two double bedrooms and two reception rooms, offering both comfort and versatility. To the rear, you'll find extensive landscaped gardens with a variety of outbuildings, while still leaving plenty of scope for a new owner to make their own mark on this wonderful property.

ACCOMMODATION

The front door opens into the sitting room, where the cottage's character is immediately apparent. An impressive open fireplace, flagstone floors, and exposed ceiling beams set a warm and traditional tone. Windows to the front, side, and rear ensure plenty of natural light, while three radiators and an understairs cupboard add practicality.

Double doors lead from the sitting room into the charming country style kitchen/breakfast room which effortlessly blends character with functionality. The room features bespoke cabinetry with wooden worktops and a traditional Belfast sink enhances the rustic appeal. The dining area is thoughtfully designed and perfect for family meals or entertaining. Natural light and exposed wooden beams add to the welcoming atmosphere,

Beyond the kitchen, the utility room provides additional work surface and space for a washing machine and tumble dryer. A window overlooks the garden, bringing in natural light. A downstairs cloakroom is fitted with a WC and hand wash basin.

To the left of the utility is a delightful study area, with French doors opening onto the terrace and a further door giving side access to the property.

Stairs rise from the sitting room to the first-floor landing, which offers access to both bedrooms and the family bathroom. A loft hatch is also located here.

Bedroom one enjoys a front-facing window, radiator, and charming feature fireplace. It benefits from an en-suite bathroom, comprising a walk-in shower with rainfall shower head, WC, wash hand basin, and radiator. A rear-facing window completes the room.

Bedroom two features windows to the front and side, built-in wardrobes, and another attractive feature fireplace.

The family bathroom is fitted with a bath, WC, and wash hand basin, with a rear-facing window providing light and ventilation.

OUTSIDE

From the study, French doors open onto a paved and gravelled terrace — an ideal spot for outdoor furniture and alfresco dining during the warmer months.

Steps lead up from the terrace to a lawned area, bordered by colourful flower beds filled with mature shrubs, bushes, and seasonal blooms. Beyond this lies a generous stretch of lawn, interspersed with mature trees, fruit trees, and established planting, creating a private and tranquil setting.

The garden also features a brick-built outbuilding, which already benefits from listed building consent for further accommodation, offering exciting potential for the new owner. A greenhouse is also included.

In addition, the property comes with a garage, conveniently located just a short distance away.

SITUATION

Evershot is a picturesque village in the heart of Dorset with a wonderful history, including links to Thomas Hardy. The village is a conservation area with many of the beautiful buildings being listed. Although the village has a small population there are ample amenities including a primary school, village shop/post office, award winning pub, The Acorn, Summer Lodge Hotel which has Relais & Châteaux status, artisan bakery, village hall and for two sessions a week, a doctors surgery. Nearby is Ilchester Estate which has lovely walks through the deer park.

DIRECTIONS

What3words ///biked.unicorns.shunning

SERVICES

Mains electricity, water and drainage
Oil fired central heating

Broadband
Superfast is available.

Mobile Phone
You are likely to receive mobile coverage from all networks indoors and outdoors.

checker.ofcom.org.uk

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.

LOCAL AUTHORITY

Dorset County Council – www.dorsetcouncil.gov.uk





Fore Street, Evershot, Dorchester

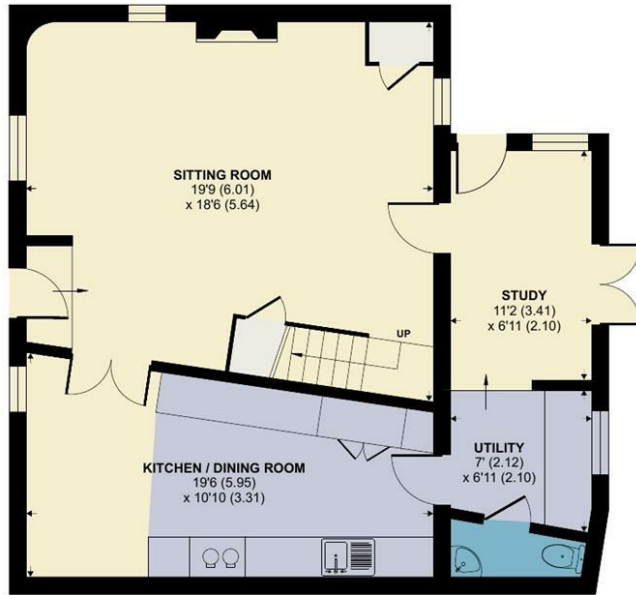
Approximate Area = 1233 sq ft / 114.5 sq m

Garage = 141 sq ft / 13 sq m

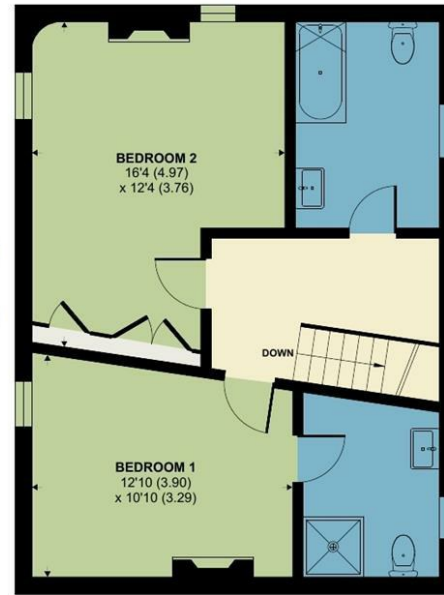
Outbuildings = 191 sq ft / 17.7 sq m

Total = 1565 sq ft / 145.2 sq m

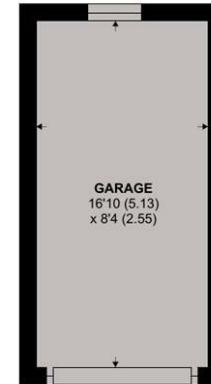
For identification only - Not to scale



GROUND FLOOR



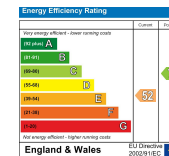
FIRST FLOOR



OUTBUILDING



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: 1341030



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