

Symonds
& Sampson



Rosebank

High Street, Corscombe, Dorchester, Dorset

Rosebank

High Street
Corscombe
Dorchester

Dorset DT2 0NZ

Spacious cottage situated in the heart of Corscombe with two reception rooms, landscaped garden and with plenty of parking.



- Super spacious cottage
- 3 spacious double bedrooms
- Two sizeable reception rooms
- Extensive parking and garage
- Lovely country views over Dorset countryside
 - Beautiful garden
- Desirable village location

Offers In Excess Of £415,000

Freehold

Beaminster Sales
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DWELLING

Period stone cottage situated in the heart of Corscombe. The property features two spacious receptions, a modern kitchen, utility room and downstairs shower room. Upstairs the property still has more to offer from its three double bedrooms and bathroom. sizeable rear garden, garage and parking for numerous cars.

INTERNAL

The triple-aspect sitting room is generously proportioned and boasts a feature wood burning stove. The dining room is also spacious, providing an ideal setting for entertaining. The kitchen is fitted with an attractive range of units, including granite worktops and cream doors. It features a Belfast sink with mixer tap, a stainless-steel double oven with hood, and a four-ring hob. There is a fully tiled wet room, complete with a white suite and shower area. A rear lobby, constructed in UPVC double-glazed, offers a useful storage area or additional living space.

On the first floor, the landing is generously sized, and all three bedrooms are doubles with fitted wardrobes. The fully tiled family bathroom is fitted with a white suite.

OUTSIDE

To the side of the property, there is parking for two vehicles, which leads to a further gravelled area providing

space for an additional two cars.

A useful detached garage is fitted with an up-and-over door, with light and power connected, and is adjoined by a workshop.

At the rear, the gardens are attractive and well-maintained, featuring a patio, flower beds, a laid lawn and several mature trees. The gardens are enclosed by natural stone walling, offering both privacy and charm.

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 bungalows. 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.

SERVICES

Mains water, electricity and drainage are connected.

oil heating.

Broadband - Standard and superfast are generally available in the area.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc>

Mobile Phone coverage

There is mobile coverage in the area, please refer to Ofcom's website for more details.

<https://www.ofcom.org.uk/mobile-coverage-checker>

MATERIAL INFORMATION

There are no current planning permissions in this postcode that would effect 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 advisor or call the office if you would like to discuss prior to booking a viewing.

LOCAL AUTHORITY

Dorset Council - Council Tax Band D.

DIRECTIONS

What3words ///breakaway.league.forum





Denotes restricted
head height

High Street, Corscombe, Dorchester

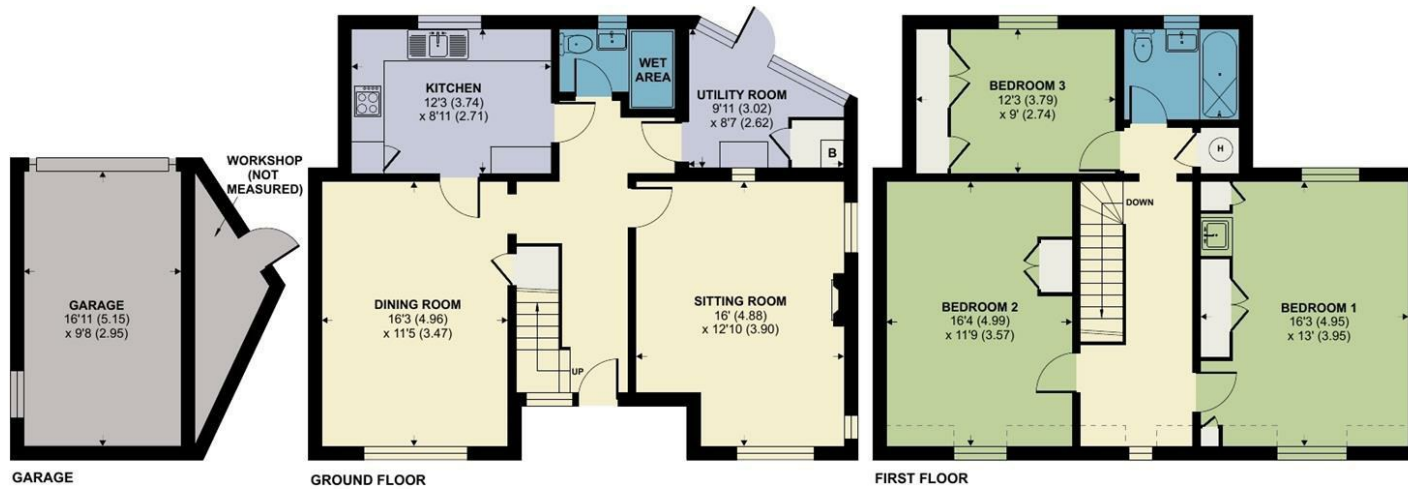
Approximate Area = 1426 sq ft / 132.4 sq m (excludes store)

Limited Use Area(s) = 29 sq ft / 2.6 sq m

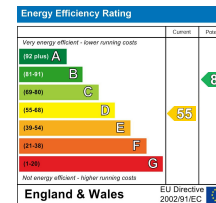
Garage = 161 sq ft / 14.9 sq m

Total = 1616 sq ft / 149.9 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: 1357249



BEA/3766/MED/29.9.25



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