



## Dairy Cottage, Church Lane, Owermoigne, Dorchester, Dorset

An enchanting Grade II listed cottage which has been thoughtfully and sympathetically restored. Three bedrooms, two reception rooms, shower room and bathroom, good sized garden, garage and parking within the village Conservation area.

Guide Price

**£595,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



## Dairy Cottage, 1 Church Lane, Owermoigne, Dorchester, Dorset, DT2 8HS

- Enchanting central village detached cottage
  - Grade II listed
- Thoughtfully and sympathetically restored
  - Charm and character
- Welcoming kitchen/breakfast room
  - Two reception rooms
  - Three bedrooms
- Good sized village garden
  - Garage and parking
  - Council tax band E

Viewing strictly by appointment through  
Symonds & Sampson Dorchester Sales Office  
on 01305 261008







### The Property

Dairy Cottage is an enchanting grade II listed cottage which has been thoughtfully and sympathetically restored to create well-appointed interior which mixes a fine blend of period features with modern fittings.

The cottage is believed to date from the mid-18th century and is situated towards the heart of the village within a Conservation area and enjoys a southerly aspect.

The ground floor of the property has a kitchen/breakfast room, featuring exposed beams and a door that leads out to the garden. The kitchen is well-appointed and offers ample storage and preparation space.

The heart of the cottage is the inviting sitting room, which has a feature fireplace with a woodburning stove. Double doors in the sitting room open up to the garden, seamlessly connecting the indoors with the outdoors and filling the space with natural light.

Adjacent to the sitting there is a separate study which could also be used as a ground floor bedroom.

Additionally, a modern shower room completes the ground floor, offering convenience and practicality.

Moving upstairs, the first floor of the cottage comprises three good-sized bedrooms. The master bedroom and second bedroom are both spacious and well-proportioned, providing ample space for furniture. Bedroom three is accessed via bedroom two, making it an ideal setup for a child's room or a versatile space that can be used as a dressing room or nursery.

Completing the first floor is a modern bathroom, featuring contemporary fixtures and fittings.

### Outside

To the front of the Cottage are grassed verges. To one side (east) a pair of timber gates open to a gravelled parking area leading to the modern detached garage having an electric up and over door, concrete base, power, light and a side door for access to the garden.

Between the garage and cottage is a wrought iron pedestrian gate which opens to the attractive mellow brick terrace which runs the length of the cottage. Steps from the terrace with low stone walling and flower/rose beds either side lead to the predominantly lawned garden within which is a circular paved sitting area.

There is a well-stocked border to the western side of the garden. Above the garage is a path with a lavender border to one side, leading to the fine Hartley Botanic greenhouse.

### Situation

Owermoigne is a pretty and popular village, focused around the nearby village green and the parish church of St Michael. To the eastern edge of the village is a garage, farm shop/store and garden centre/plant nursery.

Nearby villages include Moreton, Wool and Winfrith Newburgh. Dorchester with its comprehensive range of shops, educational and recreational facilities including the county hospital is about 7 miles to the west. The area is well served with both state and public schools. There are mainline railway stations on the London Waterloo line at Dorchester, Wool and Moreton (within 3 miles).

South Dorset is renowned for its sporting and leisure pursuits, including walking and riding across the surrounding countryside; golf at the East Dorset and Came Down Golf Clubs, sailing and water sports along the World Heritage Coastline. The coast at Ringstead Bay is about 4 miles.

### Services

Mains water, electricity, gas and drainage.  
Gas fired central heating.

Broadband - Superfast speed available  
Mobile - It is reported that you are likely to have network coverage for both indoors and outdoors (<https://www.ofcom.org.uk>)



Local Authority  
Dorset Council  
Tel: 01305 251010

Council tax band E  
EPC: Exempt

# Church Lane, Owermoigne, Dorchester

Approximate Area = 1129 sq ft / 104.9 sq m (includes garage)

Limited Use Area(s) = 299 sq ft / 27.8 sq m

Store Room = 123 sq ft / 11.4 sq m

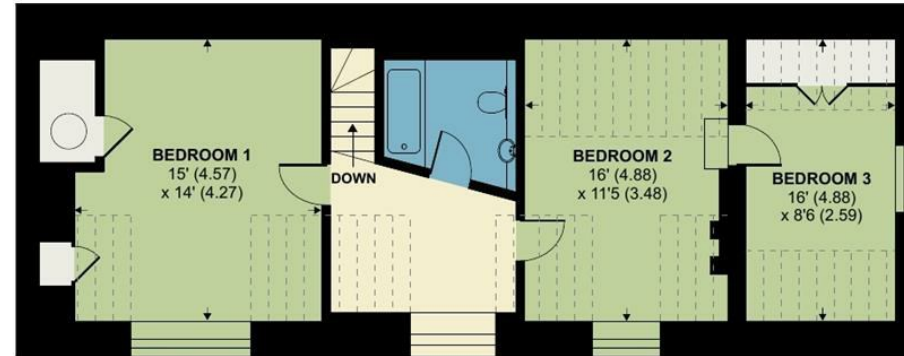
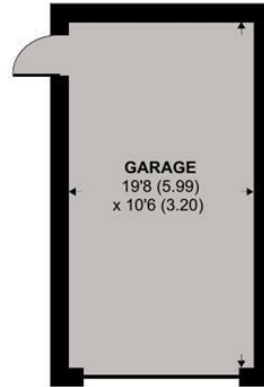
Total = 1551 sq ft / 144.1 sq m

For identification only - Not to scale

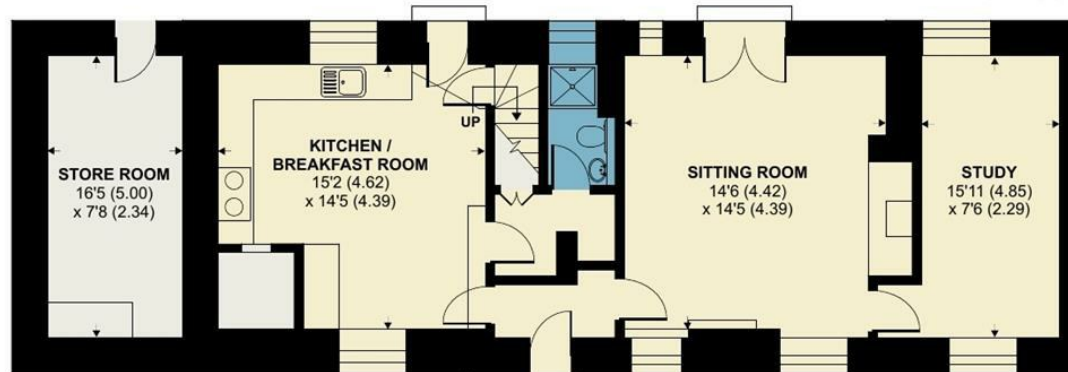
Denotes restricted  
head height

## Directions

From Dorchester take the A352 towards Wareham, passing through Broadmayne. Shortly after the end of the dual carriageway turn left into the village, signed Owermoigne. Proceed down Kit Lane and just after the right hand bend turn right by the small Green (opposite the church). Proceed up Church Lane and Dairy Cottage will be seen after a short distance on the left hand side.



FIRST FLOOR



GROUND FLOOR



Dorchester/ATR/04.06.24/rev



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1029419



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