



## Rosewood, Southover, Dorchester, Dorset

A well proportioned four bedroom family house peacefully situated in this desirable hamlet with lovely views to the front and rear. Parking. Double garage. Garden.

Guide Price  
**£650,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



## Rosewood, Southover, Dorchester, Dorset, DT2 9NQ

- Semi detached house
  - Four bedrooms
  - En suite shower room
  - Three reception rooms
- Rear garden with pretty stream and footbridge
  - Lovely views to the front and rear
    - Peaceful setting
    - No through road
- Double garage and driveway
  - No forward chain

Viewing strictly by appointment  
Symonds & Sampson  
01305 261008







### The Property

Rosewood is a well proportioned house situated in the charming hamlet of Southover, Frampton, surrounded by beautiful countryside. This semi detached house is in good decorative order throughout and offers spacious living areas and beautiful surroundings.

As you enter the property, the entrance hall welcomes you, providing ample storage space. The sitting room features an open fire and double doors which lead seamlessly to the double aspect garden room, filled with natural light and has views of the surrounding countryside.

The spacious kitchen/dining room is a hub of the home, boasting double doors that open out onto a patio, providing a delightful spot for al fresco dining while soaking in the picturesque vista.

Adjacent to the kitchen, a useful utility room adds practicality to daily living, while the separate dining room offers a formal setting for entertaining guests.

Completing the ground floor accommodation is a cloakroom.

Returning to the entrance hall the stairs rise to the first floor where there are four well-proportioned bedrooms, each offering ample space and comfort. The master bedroom has an en suite shower room. A well-appointed family bathroom serves the remaining bedrooms.

### Outside

The rear garden provides a peaceful oasis mainly laid to lawn with flower and mature shrub borders, with a seating area overlooking the stream with countryside views, all creating a haven for relaxation and outdoor enjoyment. A charming footbridge crosses to the "paddock", extending the garden and offering additional space for recreation or gardening.

The property also has a double garage and driveway, providing off road parking and storage space.

### Situation

Rosewood sits within the popular hamlet of Southover which is within a Conservation Area and an Area of Outstanding Natural Beauty. The nearby small village of Frampton has a parish church, village hall, and garage/shop.

Southover is about 6 miles to the north-west of Dorchester with its wide range of recreational, shopping, educational, and cultural facilities, the county hospital, mainline rail service to London/Waterloo, and the local line to Bristol/Temple Meads.

Local facilities are available in Maiden Newton, about 3 miles, with its local shops, garage/shop, and first school.

There are a variety of sporting facilities and leisure pursuits in the area including golf at Dorchester (Came Down), Sherborne, and Yeovil. Fishing on the river Frome. Sailing and water sports along the coast. The Dorset coastline has been accorded World Heritage status.

There is exceptional walking and riding in the vicinity, over the surrounding countryside. At the end of this no-through lane is a cycle path through to Cruxton/Maiden Newton.

### Services

Mains water, electricity and drainage.  
Oil fired central heating.

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

The property and garden is within flood zone 1 has a low probability of flooding from rivers and the sea.  
 The "paddock" is within flood zone 3 has a high probability of flooding from rivers and the sea.

Local Authority  
 Dorset Council  
 01305 251010 and www.dorsetcouncil.gov.uk

Council Tax Band: F  
 EPC: D

Directions  
 From Dorchester take the A37 towards Yeovil. Just beyond Grimstone turn left onto the A356, signed Maiden Newton/Crewkerne. Proceed into Frampton, turning left just before the village Green, signed Rose Garden/Southover. Go over the white painted bridge, crossing the river Frome; the lane bears to the right. Continue along the road and after a short distance, Rosewood will be on your right hand side.

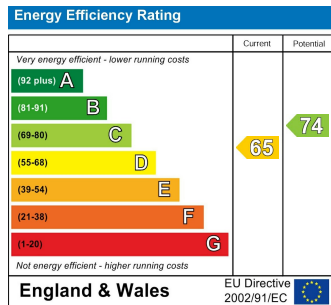
# Rosewood, Southover, Frampton, Dorchester

Approximate Area = 1986 sq ft / 184.5 sq m (excludes boiler)

Garage = 348 sq ft / 32.3 sq m

Total = 2334 sq ft / 216.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1088295



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