



1 Providence Row, Buckland Newton, Dorchester, Dorset

A recently renovated end terrace cottage located in the picturesque village of Buckland Newton. This cottage beautifully combines modern convenience with traditional character features with three bedrooms, modern bathroom and large rear garden.

Guide Price
£350,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**1 Providence Row,
Buckland Newton, Dorchester,
Dorset, DT2 7BU**

- Extended end of terrace
 - Character cottage
 - Recently renovated
 - Three bedrooms
 - Generous rear garden
 - Countryside views
- Popular village location
 - Council tax band C

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





The Property

Jasmine Cottage is a charming extended end terrace cottage located in the picturesque village of Buckland Newton. This recently renovated cottage beautifully combines modern convenience with traditional character features.

As you enter the property, you are greeted by an entrance porch which provides a convenient space for storing coats and shoes.

The sitting/dining room is the heart of the cottage, featuring a cozy wood burning stove and an exposed stone wall that adds warmth and character to the space.

The modern kitchen/breakfast room is another highlight of this property. Recently updated, the kitchen has been stylishly designed with high-quality fixtures and finishes. The matching island provides additional storage and serves as a convenient breakfast bar. There is a range of floor and wall mounted units and is also equipped with modern appliances.

Moving upstairs, there are three good size bedrooms. Each room is bright and airy. The modern bathroom suite completes the first floor, featuring contemporary fixtures and fittings, as well as a separate shower and bath for added convenience.

Outside

The long garden at the rear of the property is laid to lawn, providing a generous space. The peaceful countryside views make this area an idyllic retreat.

Additionally, there is an area located opposite the cottage, where the vendors park their cars.

Situation

Buckland Newton is surrounded by unspoilt countryside. It has a rejuvenated village store, popular first school and a village hall. Few villages within this part of Dorset boast such facilities, together with the renowned Gaggle of Geese public house, a parish church, playing field and a bus service.

Dorchester is about 11 miles, the historic abbey town of Sherborne is about 9 miles and the market town of Sturminster Newton about 8 miles. Both Dorchester and Sherborne have mainline railway services to London/Waterloo.

There is some outstandingly beautiful countryside in the immediate area which is well interspersed with footpaths and bridleways (the track is a bridleway).

Services

Mains water, electricity.
LPG (bottled) gas fired central heating.
Private drainage. We are informed that there is a shared responsibility with Providence Cottage for the septic tank of approx. £180 every 6 months.

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

Providence Row, Buckland Newton, Dorchester

Approximate Area = 928 sq ft / 86.2 sq m

For identification only - Not to scale

Local Authority
Dorset Council
Tel: 01305 251010

Council Tax Band: C
EPC: E



Agents note

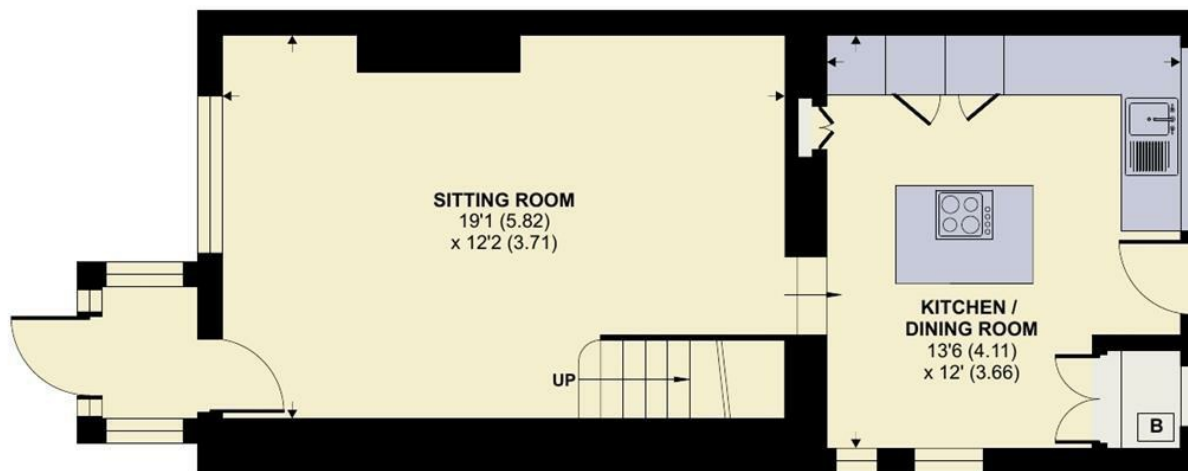
There is a pedestrian right of way to the rear of the cottage in favour of the adjoining cottages.

Directions

From Dorchester take the A37 Yeovil road, turn right at the BP garage on to the Old Sherborne Road and head towards Sherborne. After about 8 miles turn right, signed Buckland Newton. Proceed down the hill and take the first right (signed Buckland Newton), carry on beyond the church (on the left) and turn right on a slight left hand bend onto a track and the cottage will found on the right after a short distance.



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Dorchester/ATR/24.04.2024/REV



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/dhcom 2023. Produced for Symonds & Sampson. REF: 1029978



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