



## 3 New Barn, Bradford Peverell, Dorchester, Dorset

A charming 3 bedroom end of terrace cottage with garage and parking. Enjoying a fantastic far-reaching countryside view.

Guide Price  
**£345,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## 3 New Barn, Bradford Peverell, Dorchester, Dorset DT2 9SD

- Stunning countryside views
  - Rural setting
  - No chain
  - 3 bedrooms
  - Garage
  - Utility room

Viewing strictly by appointment  
Symonds & Sampson  
01305 261008





### The Property

This attractive cottage with part stone and brick elevations is situated in a rural position in the heart of the Dorset countryside, reached by a track (about half a mile) and enjoying an elevated position with magnificent countryside views.

With a sense of charm and character the cottage would benefit from some updating and modernisation.

The accommodation in brief comprises; a good size sitting room with inglenook fireplace and wood burning stove. The kitchen/dining room is fitted with ample cupboards and drawers, work surfaces with sink and drainer, space for free standing white goods and space for a table and chairs.

Leading off the kitchen is a separate utility room with additional cupboard, sink and drainer and space and plumbing for a washing machine. Upstairs leading off the landing are three bedrooms, there are 2 double bedrooms and a single room. The bathroom has a coloured suite with a bath, WC and basin..

The property benefits from oil fired central heating, garage and parking and a downstairs cloakroom.

### Outside

At the front of the cottage is a pretty garden, mostly laid to lawn with some established shrubs and front path leads to a covered front door. There is side access leading to a back door and vehicle access leads to a detached garage with parking in front. There is a further parking space at the front of the cottage.

### Situation

New Barn is situated in a truly rural and rare setting yet only about 3 miles from Poundbury and about 4 miles from the county town of Dorchester. Bradford Peverell itself is about .5 miles away.

Dorchester has an extensive range of facilities including a leisure centre and the Dorset County Hospital. Poundbury has a vibrant mix of residential and commercial facilities; there are boutique shops, restaurants and with Waitrose and The Duchess of Cornwall pub in the acclaimed Queen Mother's Square.

Sherborne with its Abbey, Yeovil and the coastal towns of Bridport, Weymouth, Portland and Bournemouth are all within commuting distance.

The mainline railway service at Dorchester is on the London Waterloo line, there is also the local Weymouth to Bath/Bristol line.

There is an excellent network of foot and bridle paths over the surrounding rolling countryside and downland, with the track itself being a bridleway. It is situated within the designated Dorset Area of Outstanding Natural Beauty. The spectacular World Heritage designated Jurassic coastline with the south west coastal path and Chesil Beach is about 8 miles.

### Services

Private water and drainage, mains electricity. Oil fired central heating.

Broadband - Standard speed available

Mobile - It is reported that there is limited indoor coverage and likely outdoor coverage (<https://www.ofcom.org.uk>)

Local Authority  
Dorset Council 01305 251000 or [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)  
Council Tax - Band D  
EPC - F

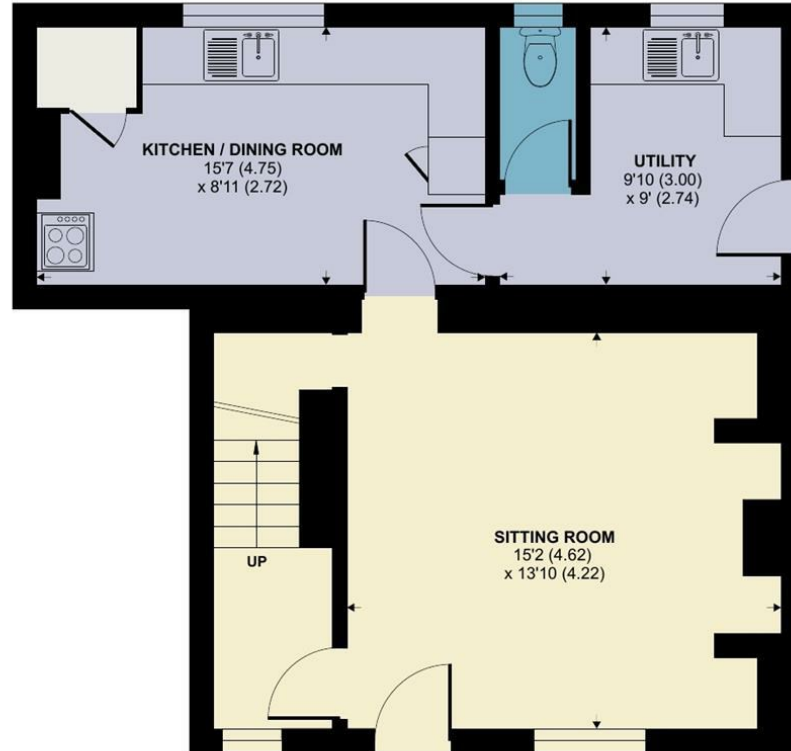


## Bradford Peverell, Dorchester

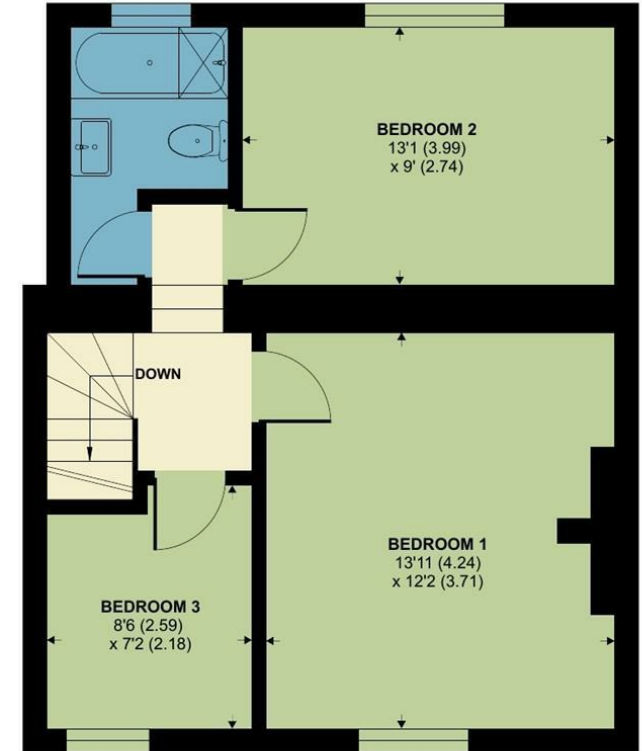
Approximate Area = 1018 sq ft / 94.5 sq m  
For identification only - Not to scale

### Directions

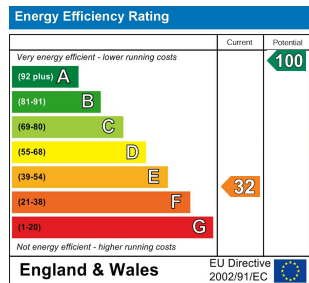
From Dorchester, take the A37 towards Yeovil and after about two miles turn left, signed Bradford Peverell (before the railway bridge). Pass over the River Frome and at the staggered crossroads in the village turn right and then left into Church Lane, proceed straight ahead past the church on your right and onto the track, follow the track for about half a mile. Use what3words to find your destination - reverses.lunch.fake



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Symonds & Sampson. REF: 1125225



Dorchester/SP/12.06.24 rev

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