



Lanscombe Lane Cottage, Buckland Newton, Dorchester,  
Dorset

Guide Price  
**£600,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

A three bedroom detached house situated on the edge of the picturesque village of Buckland Newton with garage, garden, paddock and stunning countryside backdrop, in all about 6.60 ac (2.67 ha).

### Lanscombe Lane Cottage, Buckland Newton, Dorchester, Dorset, DT2 7DL

- Detached house with garden and paddock
  - In all about 6.60 ac (2.67 ha)
  - In need of modernisation
    - Three bedrooms
  - Garage and store room above
    - Countryside views
- Further 5.83 ac (2.36 ha) paddock available by separate negotiation
  - Council tax band E

Viewing strictly by appointment  
Symonds & Sampson  
01305 261008





### The Property

The house requires gentle modernisation and has scope for extension, subject to necessary planning permission, to create a lovely home.

On the ground floor, the entrance hall leads to the sitting room featuring an open fire. The well-equipped kitchen includes a range of floor and wall-mounted units, providing ample storage and workspace. Conveniently located off the kitchen is a utility room, providing additional storage.

Adjacent to the utility room is a garage with wc to one corner and a pull-down ladder to a large store room above, offering potential to convert into further living accommodation.

Upstairs, the first floor has a bathroom and three good sized bedrooms, each enjoying lovely views of the surrounding countryside.

### Outside

The house has a low maintenance garden laid to lawn and paddock, offering plenty of space for livestock or potential for equestrian use. In all about 6.60 ac (2.67 ha).



### Situation

Lanscombe Lane Cottage sits on the edge of the village with a backdrop of rolling countryside beyond. Buckland Newton has a revitalised village store, popular primary school, playing field, modern village hall, church and the 'Gaggle of Geese' public house.

Sturminster Newton, Sherborne and Dorchester are about 10, 10.5 and 11 miles respectively, all offering shopping, educational and recreational facilities. Both Dorchester and Sherborne have mainline railway stations to London/Waterloo. There is also the local line from Dorchester to Bath/Bristol.

Cerne Abbas, about 4.5 miles, has a doctors' surgery and pharmacy, 3 public houses and village store. The A303 is accessed to the north from Wincanton, providing a direct east/west route linking with the M3 to London.

There is some outstandingly beautiful countryside in the area, with a network of footpaths and bridleways for walking and riding.

In addition to the state schools there are an abundance of excellent private schools including Leweston, Sunninghill, the Sherborne schools, Clayesmore, Milton Abbey, Canford and Bryanston.

### Services

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

Broadband - Ultrafast speed available

Mobile - It is reported that you are likely to get mobile coverage outdoors but have a limited service indoors (<https://www.ofcom.org.uk>)

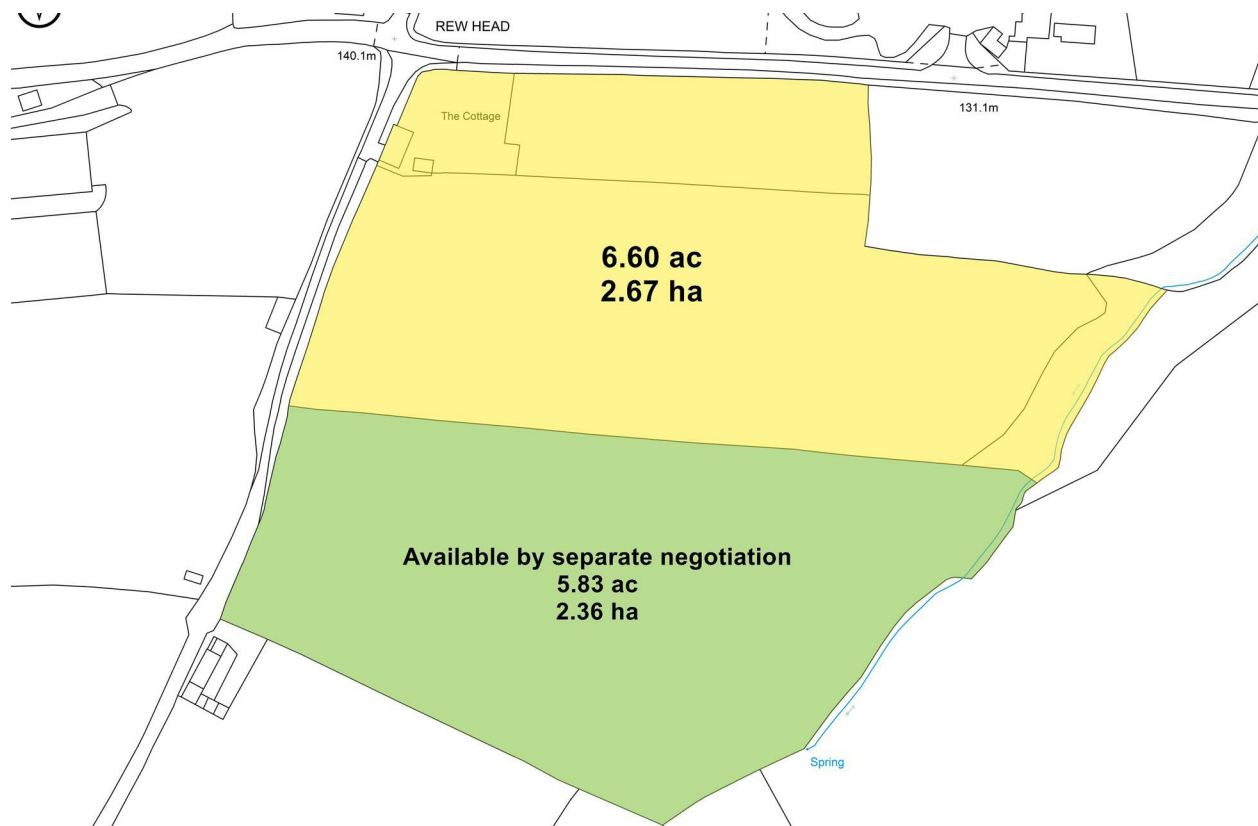
### Local Authority

Dorset Council  
01305 251010 and [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Council tax band E  
EPC F

### Agents note

A further 5.83 ac (2.36 ha) paddock is available by separate negotiation. Speak to agent for further details.





**Directions**

From Dorchester proceed up the Piddle Valley on the B3143. Keep on this road, enter the village and after a short distance, turn right at the crossroads. Continue along the road and Lanscombe Lane Cottage will be on your right hand side opposite Rew Lane. what3words:///clipped.uncle.fancy



**Buckland Newton, Dorchester**

Approximate Area = 1128 sq ft / 104.7 sq m  
 Garage(s) = 456 sq ft / 21.8 sq m  
 Outbuildings = 235 sq ft / 42.3 sq m  
 Total = 1819 sq ft / 168.8 sq m  
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>77</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>37</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1138047



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