

Symonds
& Sampson

Jasmine Cottage

Cattistock, Dorset

Jasmine Cottage

Cattistock, Dorchester
Dorset DT2 0JD

A charming two bedroom Grade II listed, period cottage in the heart of this most popular village, close to countryside walks and the village pub.



- Character Cottage
 - Grade II listed
- Two double bedrooms
 - Large rear garden
- Popular village of Cattistock
 - No forward chain

Guide Price £315,000

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE DWELLING

This pretty period cottage is within the conservation area of this popular village and within easy walking distance of the village pub, shop/post office and the beautiful surrounding countryside.

ACCOMMODATION

Jasmine Cottage has been lovingly maintained by the current owner, to create a well-appointed interior which mixes a fine blend of period features with modern fittings.

The ground floor accommodation comprises; entrance hall, sitting room with wood burning stove, kitchen and WC. Off the kitchen is a small lobby with access to the garden and larder. Stairs rise to the first floor to two double bedrooms and modern bathroom suite.

OUTSIDE

To the rear of the cottage is a good size rear garden mainly laid to lawn, with mature shrubs, and has a patio abutting the house taking advantage of the afternoon/evening sun. Beyond is an area formerly used as a vegetable garden but not currently maintained.

SITUATION

Cattistock is within both a Conservation Area and Area of Outstanding Natural Beauty. Cattistock is a village of

considerable character and has a village store/post office, village hall, children's playground, coffee shop, noted Victorian parish church and well regarded public house (The Fox and Hounds), cricket ground, tennis courts and football pitch.

Local facilities in Maiden Newton, about 1.5 miles, include shops, petrol station, primary school, doctor's surgery and rail station on the Dorchester/Yeovil to Bristol line. This is one of the few villages in the area to have a wide range of facilities, including a public house and restaurant.

There are many more hostelrys in the surrounding area including the renowned Summer Lodge at Evershot.

The beautiful rolling countryside is well interspersed with footpaths and bridleways giving access to many areas of outstanding beauty.

The area is renowned for schooling. State schools include primary schools at Maiden Newton and Evershot and secondary school at Beaminster. Preparatory schools at Sherborne, Leweston, Sunninghill, Knighton House and Sandroyd. Public schools include Sherborne, Leweston, Canford, Bryanston, Milton Abbey and St Mary's Shaftesbury (girls).

DIRECTIONS

What3words:///forgets.resemble.rekindle

SERVICES

Mains electricity, water and drainage.
Electric heating.

Broadband - Superfast speed available

Mobile - It is reported that you are likely to get mobile coverage both indoors and outdoors (<https://www.ofcom.org.uk>)

Council Tax Band: C (Dorset Council - 01305 251010)

MATERIAL INFORMATION

We are advised by the vendor that the property has never flooded in their 17 years of ownership. For further information <https://www.gov.uk/check-long-term-flood-risk>.

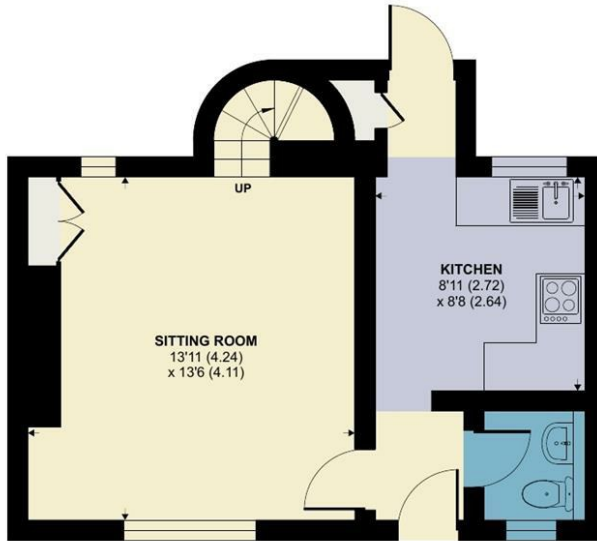
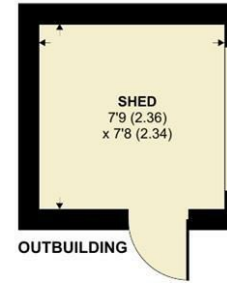


Cattistock, Dorchester, DT2

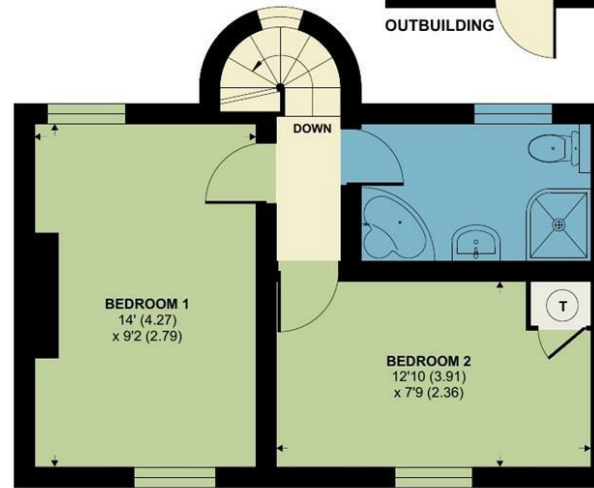
Approximate Area = 707 sq ft / 65.6 sq m
 Outbuilding = 59 sq ft / 5.4 sq m
 Total = 766 sq ft / 71 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Reference
More energy efficient - lower running costs			
A	(91-100)		77
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)	26	
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1146969



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