

Symonds
& Sampson



Thatchcote

Frampton, Dorchester, Dorset

Thatchcote

14 a Dorchester Road,
Frampton, Dorchester,
Dorset, DT2 9NB

A charming detached cottage, full of character, in the heart of this popular village with landscaped rear garden. Three/four bedrooms, en suite, two reception room, garden room/annex, garage and parking.



- Charming detached cottage
 - Grade II listed
- Character features throughout
 - Three/four bedrooms
 - Two reception rooms
 - Garden room/annex
 - Landscaped rear garden
 - Garage and parking

Guide Price £600,000

Freehold

Dorchester Sales
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THE PROPERTY

Thatchcote is a beautifully presented, Grade II listed home with cob walls under a thatch roof, located in a designated conservation area within the desirable village of Frampton. The property offers versatile and generous accommodation, showcasing an abundance of characterful features.

The entrance hall is spacious, providing an ideal area for storing outdoor footwear and clothing.

The sitting room is generously sized, with triple-aspect windows that fill the space with natural light. The room's centrepiece is a striking open inglenook fireplace, offering a perfect focal point.

Travertine flooring, with underfloor heating, flows seamlessly into the dining room and additional reception space beyond. The underfloor heating is divided into three separately controlled zones. A wood-burning stove is set within a characterful fireplace, adding charm to the space.

A further reception space opens into the kitchen, there is a well beneath the current flooring, although the pump has been sealed off.

The kitchen is fitted with a range of wall and base units, complemented by wooden work surface. The kitchen is equipped with integrated Samsung ovens, an electric hob with an extractor, and dual-aspect windows that allow natural light to brighten the room. Terracotta tiles cover the floor, adding warmth and character.

Stairs rise from the dining room to the first floor with four good size bedrooms. The principle bedroom has an en-suite shower room and fitted wardrobe.

All bedrooms retain original beams, adding a touch of period charm. Bedroom two has been expanded into the former bedroom three, creating a larger space, and includes a built-in storage cupboard and a decorative fireplace.

The bathroom is fitted with a white suite that includes a shower, bath, WC, and washbasin.





OUTSIDE

To the rear of the house is a garden room/annexe which is accessed through a small porch that opens into a reception room with built-in storage. Stairs lead to a mezzanine floor, providing additional usable space. The area is equipped with radiators and electrical fittings, and previous used as overflow accommodation.

The beautifully landscaped rear garden features a mix of patio spaces, decking with a BBQ stand, diverse planting, and a sunken garden that was formerly a swimming pool. We are informed that the pump and electrical systems for the pool remain in place.

The property includes two sheds, both of which have electrical connections.

Additionally, there is a single garage on the property, with electricity and housing the oil tank. Parking is available in front of the garage, accommodating up to three vehicles.

SITUATION

The property is situated in Frampton, designated an Area of Outstanding Natural Beauty and a conservation area. Frampton is only a short distance from Maiden Newton which is well served by local amenities including a selection of shops, first school, doctor's surgery, petrol station with store, public house, village hall and railway station on the Weymouth/Dorchester to Bath/Bristol Temple Meads line. The property is within the catchment for the Thomas Hardy School in Dorchester.

Dorchester, the county town, is about 5 miles with the county hospital, well regarded schooling and leisure facilities. The town offers a good range of independent and national retailers and the recent ongoing development at Brewery Square offers a great range of restaurants, cinema and shops.

The major centres of Dorchester, Bridport, Yeovil and Sherborne are all readily accessible. Dorchester South and West train stations provide services to London Waterloo and Bristol Temple Meads respectively. Another mainline rail station is at Yeovil Junction with road links placed jointly on the A30 and A37.

DIRECTIONS

What3words///void.tame.tripling



SERVICES

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

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

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

MATERIAL INFORMATION

We are advised by the vendor that the property was effected by surface water flooding in 2012.
New drainage system was installed 2012.
There has been no surface water flooding since.

For further available information please use:
<https://www.gov.uk/check-long-term-flood-risk>



Dorchester Road, Frampton, Dorchester

Approximate Area = 2264 sq ft / 210.3 sq m

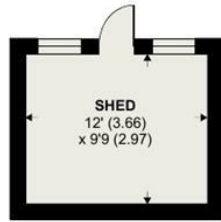
Annexe = 242 sq ft / 22.4 sq m

Garage = 261 sq ft / 24.2 sq m

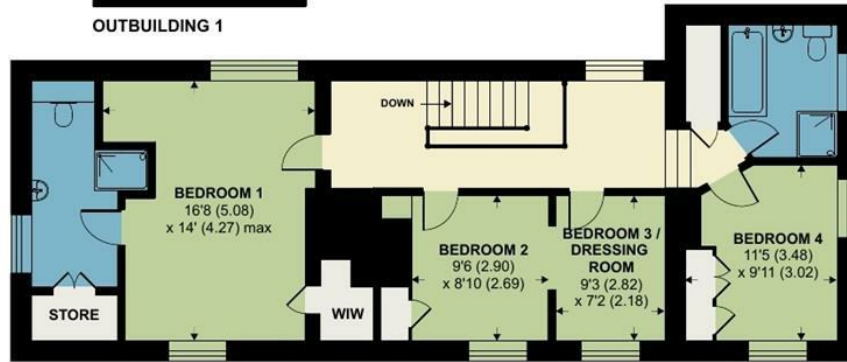
Outbuilding = 180 sq ft / 16.7 sq m

Total = 2947 sq ft / 273.7 sq m

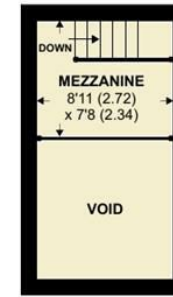
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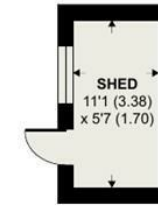
OUTBUILDING 1



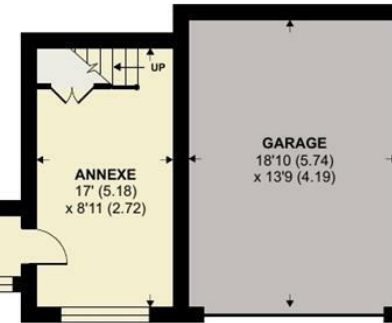
FIRST FLOOR



ANNEXE FIRST FLOOR



OUTBUILDING 2



ANNEXE GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1190360



Dorchester/ATR/27.09.2024



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