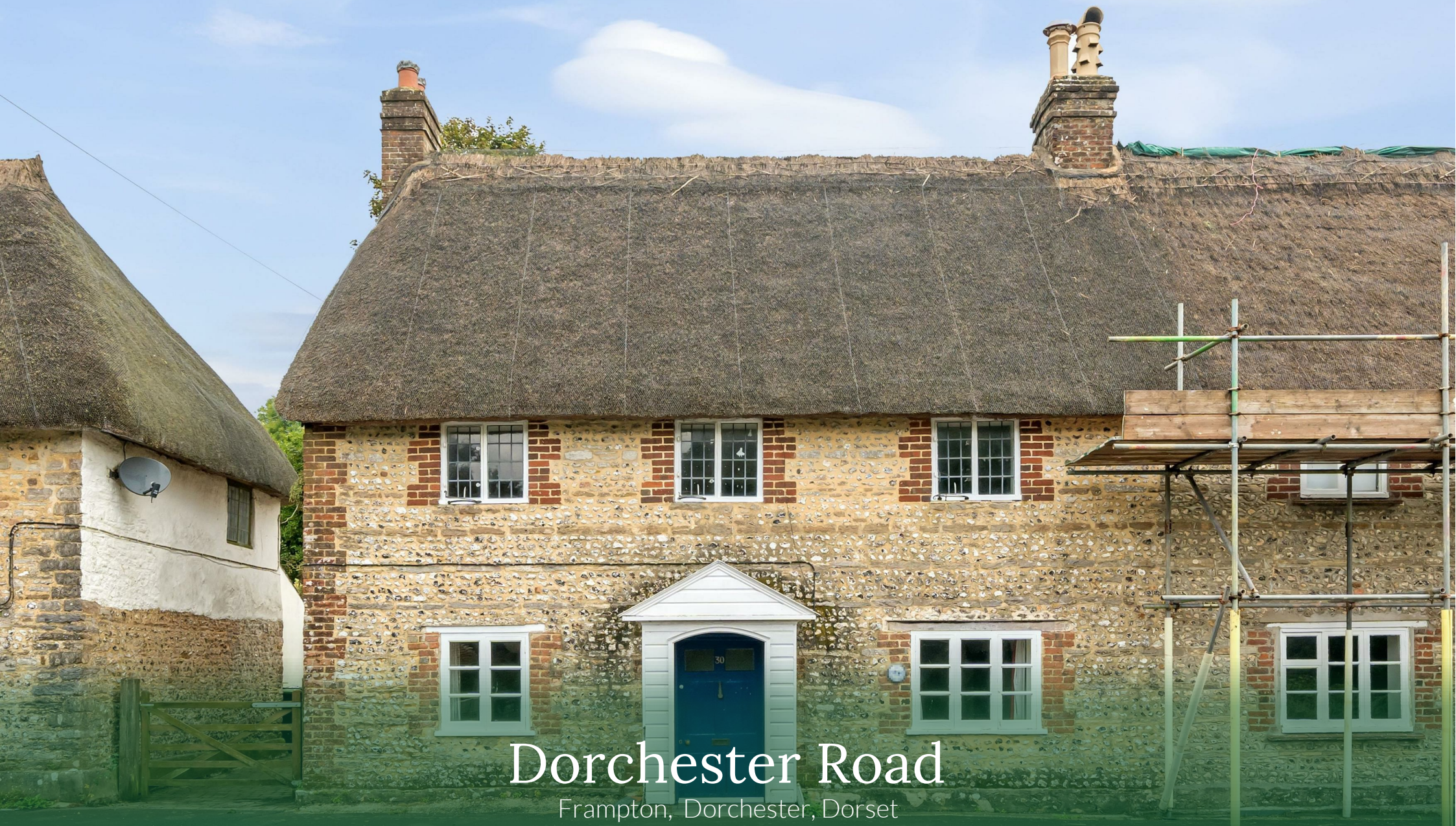


Symonds  
& Sampson



# Dorchester Road

Frampton, Dorchester, Dorset



# 30 Dorchester Road

Frampton, Dorchester  
Dorset DT2 9NF

A charming semi-detached cottage in the heart of the village with three bedrooms, large garden, and views of the village green.



- Semi detached cottage
  - Grade II listed
- Character features
- Three bedrooms
- Two reception rooms
  - Rear garden
- No forward chain

Guide Price £375,000

Freehold

Dorchester Sales  
01305 261008  
[dorchester@symondsandsampson.co.uk](mailto:dorchester@symondsandsampson.co.uk)



## THE PROPERTY

This delightful semi-detached cottage, nestled in the heart of the village, offers a warm and inviting atmosphere. With generously sized rooms, a large rear garden and views of the village green, it perfectly blends charm with comfortable living. Full of character, the current owners have taken care to preserve the period features, such as exposed beams and plank doors, quintessential of an early 18th century cottage.

As you enter, you are welcomed into the sitting room with an attractive feature fireplace that serves as a focal point of the space. Beyond the sitting room, you will find the well-proportioned dining room and an additional reception room, which can serve as a snug, home office, or playroom depending on your needs. At the rear of the house is the kitchen, with direct access to the garden.

Upstairs, the cottage has three bright and airy bedrooms, each with lovely exposed floorboards adding a touch of rustic charm. All three rooms enjoy peaceful views over the village green and open countryside. The family bathroom is also located on the first floor with WC, wash-hand basin and bath with shower over.

## OUTSIDE

The rear garden is a wonderful outdoor space, mainly laid to lawn with mature apple and walnut trees. A block-paved area sits directly behind the cottage, offering a perfect spot for outdoor seating.

The property lies adjacent to the pretty village green with children's play area and the nearby village of Maiden Newton has a well regarded first school.

## 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///gadget.tolerates.after

## SERVICES

Mains electric, water and drainage are connected.  
Electric storage heaters.

Broadband - Superfast 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:  
C (Dorset Council - 01305 251010)

## MATERIAL INFORMATION

There is a side access, shared with Number 31, which leads to a side door to the dining room and to the rear garden.



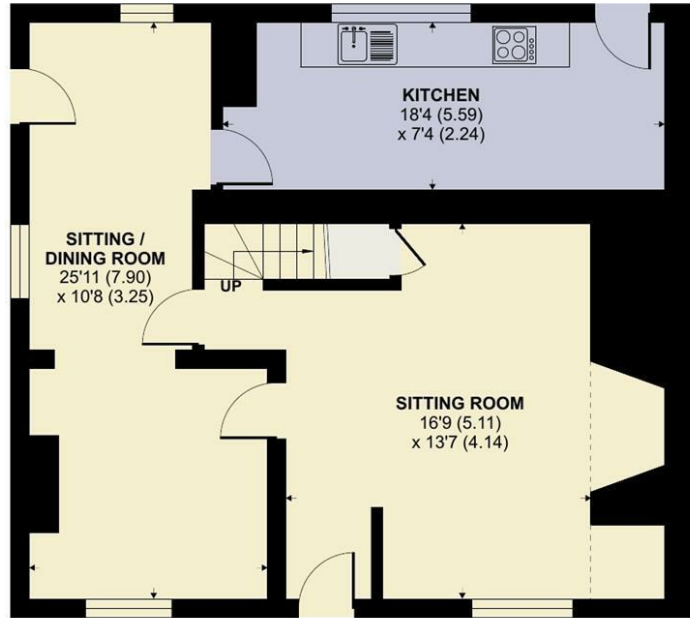


# Dorchester Road, Dorchester

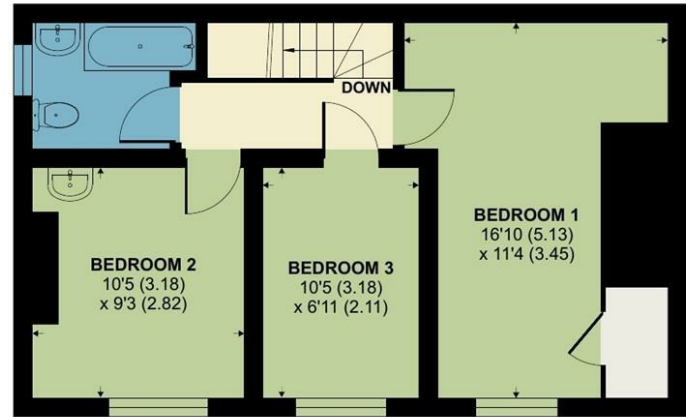
Approximate Area = 1216 sq ft / 113 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
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: 1178329



Dorchester/ATR/14.10.2024



01305 261008

dorchester@symondsandsampson.co.uk  
Symonds & Sampson LLP  
Symonds & Sampson, 9 Weymouth Avenue,  
Dorchester, Dorset DT1 1QR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT