



Symonds
& Sampson

The Meal House

Dewlish, Dorchester, Dorset

The Meal House

Dewlish Road, Dewlish
Dorchester, Dorset,
DT2 7NA

A charming semi-detached cottage with countryside views, blending period features with modern living. Two double bedrooms both with en suite. Covered courtyard, raised deck and parking.



- Pretty period cottage
- Character features
- Two double bedrooms
 - Two en-suites
- Covered courtyard and raised decking
 - Driveway
 - No forward chain

Guide Price £295,000

Freehold

Dorchester Sales
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THE PROPERTY

The Meal House is a charming semi-detached cottage nestled on the edge of the village in an elevated position, the property enjoys a south-westerly outlook, offering views over the surrounding countryside.

The interior is thoughtfully designed, seamlessly blending period features with modern comforts. On the ground floor, the layout is predominantly open plan, featuring restored wooden floorboards and exposed brick fireplace with an inset wood burner at the far end of the sitting room.

Adjacent to the sitting room is a double bedroom with an en-suite shower room.

At the opposite end of the ground floor, the kitchen has been carefully arranged. It is equipped with a range of floor and wall-mounted units, an integrated electric oven and hob, and an extractor hood. A stable door opens to a covered courtyard, which leads to the parking area.

From the sitting room, stairs ascend to the master bedroom on the first floor. This spacious room has exposed wooden beams and benefits from fitted wardrobes. The en-suite bathroom includes a WC, hand wash basin, heated towel rail, bath, and separate shower.

OUTSIDE

The property has a covered courtyard with a timber staircase leading to a raised decked area. This elevated space provides the perfect spot to relax and enjoy the surrounding countryside views.

SITUATION

Dewlish is a small village surrounded by glorious countryside within an Area of Outstanding Natural Beauty, about 9 miles from Dorchester. There is a church and the acclaimed The Oak public house. Milborne St Andrew is about 2 miles to the east, having a village store, public house, first school and church.

The larger village of Puddletown is about 3 miles to the south-west with its numerous period buildings and amenities, including a village hall, modern doctors' surgery, first (new) and middle schools, store/post office, veterinary surgery, public house and church.

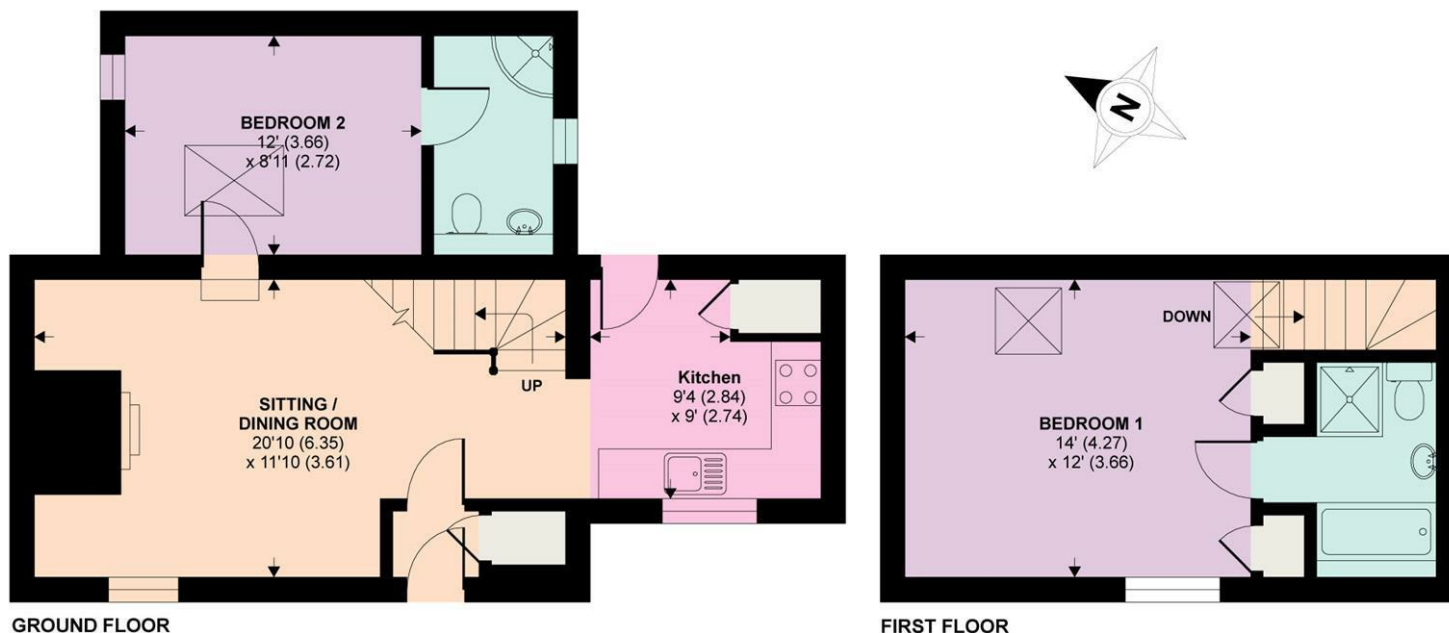
Nearby Dorchester provides a good range of shops, restaurants and leisure facilities to include the ever growing Brewery Square Development. The Dorset County Hospital is nearby.

Dorchester South and Dorchester West Train Stations provide direct services to London Waterloo and Bristol Temple Meads, respectively.



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APPROX. GROSS INTERNAL FLOOR AREA 777 SQ FT 72.1 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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DIRECTIONS

What3words:///mild.harp.agency

SERVICES

Mains water and electricity.
Private drainage.
LPG central heating.

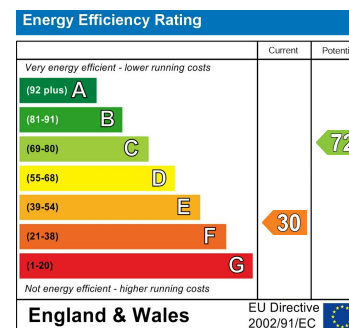
Broadband - Superfast speed is available
Mobile - It is reported you are likely to have network coverage outdoors on all networks but only limited coverage indoors depending on network (Information from <https://www.ofcom.org.uk>)

LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010 and www.dorsetcouncil.gov.uk
Council tax band: B
EPC: F

MATERIAL INFORMATION

We are advised by the vendor that the septic tank is shared with the neighbouring property, The Old Dairy.



Dorchester/ATR/05.03.2025 rev



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