

A three-story stone house with a gravel driveway and garden. The house has a mix of stone and brickwork, with white-framed windows and a small front porch. A white car is parked in the background, and a stone wall is in the foreground. The sky is blue with some clouds.

Symonds
& Sampson

Roseleigh

Manor Farm Lane, Dorchester, Dorset

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Manor Farm Lane, Winterbourne Abbas
Dorchester, Dorset
DT2 9LP

A charming three-story stone cottage offering four well-proportioned double bedrooms, a garage and a spacious rear garden.



- Stone semi-detached cottage
 - Four double bedrooms
- Two garages with driveway parking
- En suite with the master bedroom
 - Characterful charm
 - Spacious rear garden
 - Village location
- Easy access to Dorchester and Bridport

Guide Price £395,000

Freehold

Dorchester Sales
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THE PROPERTY

This charming three-story stone cottage is rich in character, featuring original flagstone flooring, exposed brick and stone walls and an Inglenook fireplace. The property includes two garages, a private driveway and a generously sized rear garden.

ACCOMMODATION

The ground floor features two spacious reception rooms with large flagstone flooring. The front-facing sitting room boasts an exposed stone wall and a central brick chimney breast with an open fire. At the rear, the second reception room includes French doors leading to the garden and an Inglenook fireplace fitted with a gas-fired wood burner. A charming brick and timber partition separates the space from the hallway. The kitchen, positioned at the rear of the property, features solid oak units paired with granite worktops, offering generous storage space. It is equipped with a range cooker and has room for a washing machine, along with a door that opens into the garden.

The first floor offers two good size double bedrooms and a family bathroom. The top floor features a master bedroom with an en suite shower room, along with an additional bedroom. All bedrooms include built-in wardrobes.

OUTSIDE

A gravel driveway on the right side of the property leads to a designated parking area and two single garages. The garden offers a blend of lawns, landscaped gravel walkways and a patio seating area with raised beds; creating a charming and versatile outdoor space.

SITUATION

Winterbourne Abbas lies approximately five miles west of Dorchester and offers a primary school, St. Mary's Parish Church, a petrol station with a shop and a public house. Dorchester provides a comprehensive range of shopping, leisure, and educational facilities, along with the County Hospital and rail links to London Waterloo and Bristol Temple Meads.

The surrounding countryside features numerous footpaths and bridleways, granting access to Areas of Outstanding Natural Beauty. Recreational opportunities include golf at Came Down (Dorchester) and Bridport, squash and tennis in Dorchester, fishing on the River Frome, and sailing and water sports along the coast.

DIRECTIONS

What3words///scribbled.senior.performed

SERVICES

All mains services are connected.
Gas fired central heating.

Broadband - Superfast speed available.
Mobile - You are likely to get mobile coverage both indoors and outdoors on selected providers (<https://www.ofcom.org.uk>)

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

MATERIAL INFORMATION

The property falls within a conservation area.

The vendor advises that there is Japanese Knotweed in the bank at the very rear of the garden, over 100 ft from the house.

We understand from the vendor that some surface water entered the kitchen in 2012, but caused no damage to the property.



Winterbourne Abbas, Dorchester

Approximate Area = 1474 sq ft / 136.9 sq m

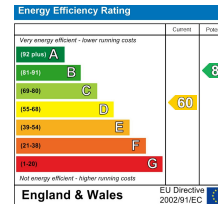
Garage = 297 sq ft / 27.5 sq m

Total = 1771 sq ft / 164.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Symonds & Sampson. REF: 1241890



Dorchester/KWI/21.02.2025



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