



Symonds
& Sampson

11 High Steet
Winfrith Newburgh, Dorchester,

11

High Street
Winfrith Newburgh
Dorchester
DT2 8JW



- Semi-detached characterful cottage
- Garage with driveway parking area
 - Spacious grounds
- Potential of additional development on site (stpp)
 - Utility room/boot room
 - Bathroom and shower room
 - Flexible accommodation
- Farmhouse kitchen/dining room.
- Good decorative order throughout

Guide Price £565,000

Freehold

Dorchester Sales
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THE DWELLING

Formally a farmhouse with attached milking parlour, this attractive semi-detached stone cottage has been transformed over the years, both internally and externally. It sits on spacious grounds with a long single garage, gravelled parking area. The generous plot size gives possible potential for development (stpp) within the grounds and the garden adjoins open countryside.

ACCOMMODATION

The cottage features a spacious, light-filled farmhouse kitchen and dining area with dual-aspect windows. Bespoke, hand-built kitchen units provide ample storage, along with Belfast sink, integrated fridge, and plumbing for a dishwasher and space for a cooker. A central dining table makes it ideal for social gatherings.

The dual-aspect sitting room includes an open fireplace, fitted shelving, and a built-in understairs cupboard. An additional reception room boasts a tall inglenook fireplace with a wood-burning stove and original bread oven, doubling as an extra additional bedroom.

At the rear, a practical long boot room/utility room with a sink, storage, and space for a washing machine, tumble dryer and outdoor gear. A gas-fired wall-mounted boiler and a large storage cupboard are also present. The downstairs bathroom features a bath with an overhead shower and an airing cupboard with a built-in heater.

Upstairs, are two spacious and well-decorated double bedrooms include built-in wardrobes in Bedroom 2. A shower room completes the first floor.

OUTSIDE

Off road parking for 3 cars. Garage with an up and over door (also with side stable door entrance) with workshop area at the far end.

The rear garden is mainly laid to lawn but is well stocked with some mature shrubs and small trees. An elevated timber summer house catches the sun throughout the day and offers the perfect spot to enjoy sunrises and sun sets. Several patio seating areas make excellent spots for seating and outdoor dining. The paved pathways add to the interest of the garden.

SITUATION

Situated centrally within the village of Winfrith Newburgh, a Purbeck village within close proximity to the stunning nearby Jurassic Coastline and in particular West Lulworth and Durdle Door. The village itself has a range of amenities including an award winning village shop, a hairdresser, village hall, a first school, a pre-school and a parish church. There are two village inns nearby and extensive wonderful walks into rolling chalk downland and heathlands.

There is direct access onto the A352 for Dorchester (W) and to Wool (E) with further links to Wareham and Poole and via Bere Regis to the A31 network. The local train station at Wool provides access to London and Weymouth is only 3 miles away.

DIRECTIONS

What3words:///approach.mavericks.trade

SERVICES

All mains services are connected. Gas central heating.

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

Broadband - Superfast speed is available

Mobile - Expected to have limited/no network coverage indoors and limited outdoors with select providers. (<https://www.ofcom.org.uk>)



High Street, Winfrith Newburgh, Dorchester

Approximate Area = 1452 sq ft / 134.9 sq m

Garage = 238 sq ft / 22.1 sq m

Outbuilding = 72 sq ft / 6.7 sq m

Total = 1762 sq ft / 163.7 sq m

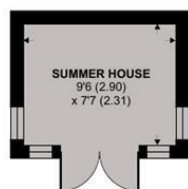
For identification only - Not to scale



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(85-92) A		
(69-84) B		
(55-68) C		
(41-54) D		
(29-40) E		
(15-28) F		
(1-14) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1255691



Dorchester/kw/11.3.25



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