

Vincita Cottage

Godmanstone, Dorchester, Dorset

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Godmanstone, Dorchester
Dorset, DT2 7AH

A beautifully presented modern cottage in an Area of Outstanding Natural Beauty, featuring spacious open-plan living, three double bedrooms, en suite shower room, enclosed rear garden with outdoor fireplace, and ample parking.



- Detached house
- Well presented throughout
 - Three bedrooms
 - En suite shower room
 - Open plan living
 - Enclosed rear garden
 - Ample off road parking
 - Countryside views

Guide Price £475,000

Freehold

Dorchester Sales
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THE PROPERTY

This beautifully presented detached modern cottage is nestled in the picturesque village of Godmanstone, set within an Area of Outstanding Natural Beauty. The thoughtfully designed accommodation includes a spacious open-plan kitchen and living area, three double bedrooms, including a main bedroom with an en-suite shower room, a stylish family bathroom, and a convenient ground-floor WC.

A charming wooden entrance door opens into the hallway, which provides access to both the open-plan living space and the ground-floor WC. The wood-effect flooring seamlessly flows from the hallway into the bright and airy open-plan living area. The kitchen is tastefully fitted with a range of Shaker-style wall and base units, Quartz worktops and upstands. Integrated appliances include a washing machine and dishwasher, while a freestanding Rangemaster oven with a five-ring gas hob and extractor hood adds a touch of character. At the front of the kitchen, a cosy office area benefits from a Velux window, filling the space with natural light.

The living and dining space extends across the full width of the property. A snug area at the front of the property features a wood-burning stove, creating a warm and inviting atmosphere. Bi-fold doors open onto a patio, blending indoor and outdoor living. Returning to the entrance hall and stairs rise to the first floor where all three bedrooms are good sized doubles. The main bedroom further benefits from a dressing area and a beautifully appointed en-suite, all set against Victorian-style square tiled flooring. The family bathroom mirrors this design, featuring the same Victorian-style square tiles and a freestanding roll-top bathtub with a mixer tap, alongside a WC and washbasin.

OUTSIDE

The tiered, enclosed rear garden enjoys a sunny aspect and offers a mix of lawn and patio spaces, perfect for outdoor living. A patio area directly abuts the property, ideal for alfresco dining, and features an external fireplace. A summerhouse sits within the garden, while a few steps lead to an additional raised terrace with a built-in BBQ and work surface. At the front of the property, a spacious driveway provides ample off-road parking for multiple vehicles.

SITUATION

Godmanstone is a small village nestling in the heart of the Cerne Valley about 2 ½ miles South of Cerne Abbas and 5 miles to the North-West of Dorchester.

Within the village there is a village hall, a church dating from the 11th century and a farm shop. There are many footpaths and bridleways across the surrounding rolling countryside. Cerne Abbas has useful facilities including a first school, general store/post office, a doctor's surgery and three public houses. The county town of Dorchester also offers an excellent range of facilities including the county hospital. The Brewery Square development offers a good range of restaurants and further retail outlets and is also close to hand. Dorchester South and West train stations both provide services to London Waterloo and Bristol Temple Meads.

DIRECTIONS

what3words:///scarves.scariest.rave

SERVICES

Mains water, electricity and drainage.
Gas fired central heating (LPG).

Broadband - Superfast speed speed is available.
Mobile - Mobile coverage is likely indoors on O2 and limited indoors on other networks. Mobile coverage is likely outdoors. (<https://www.ofcom.org.uk>).

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



Godmanstone, Dorchester

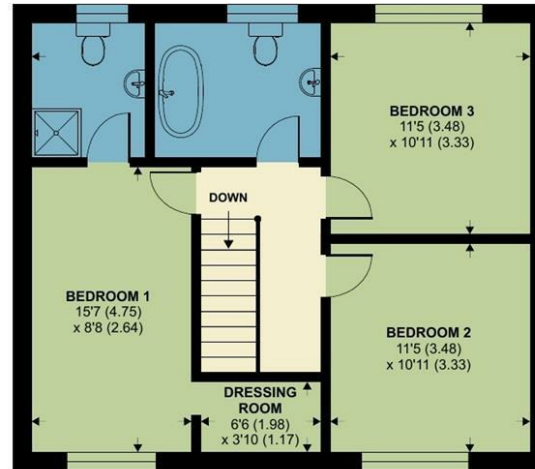
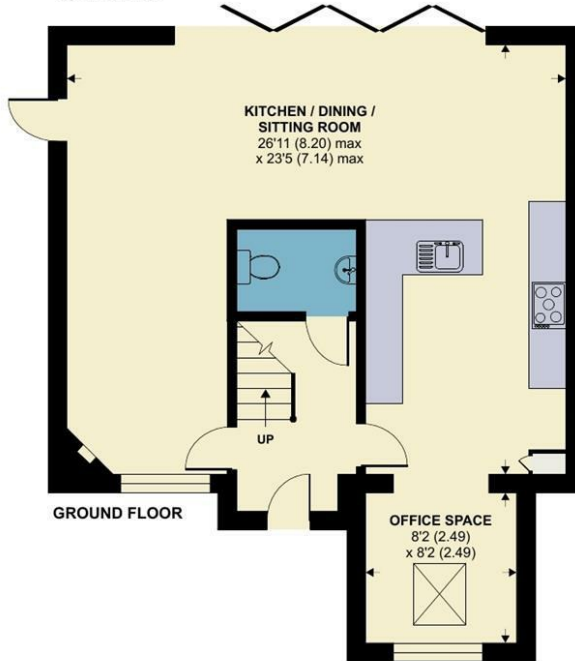
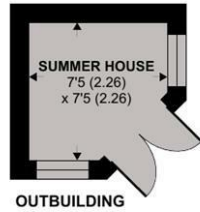
Approximate Area = 1349 sq ft / 125.3 sq m

Outbuilding = 50 sq ft / 4.7 sq m

Total = 1399 sq ft / 130 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current 72 Potential 100
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (45-48)	
G (35-44)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1262851



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