



30 Dorchester Road

Frampton, Dorchester, Dorset

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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 £365,000

Freehold

Dorchester Sales
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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.
Please note that the photos were taken in 2024.

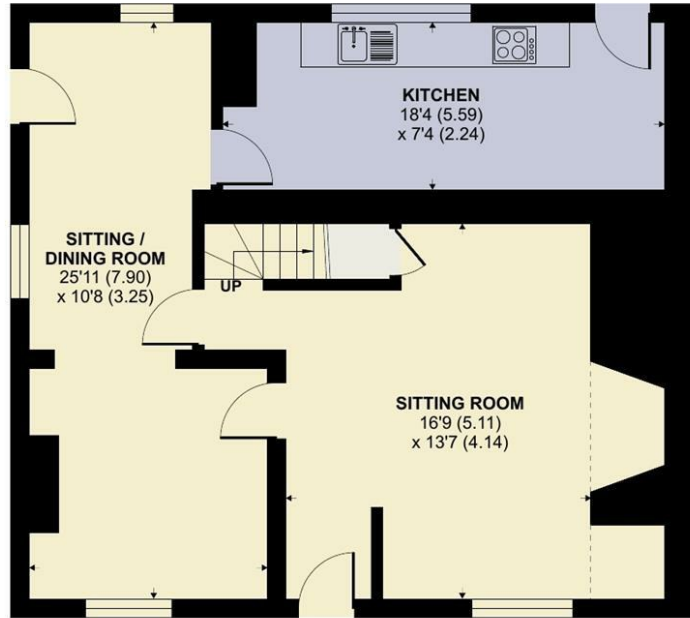


Dorchester Road, Dorchester

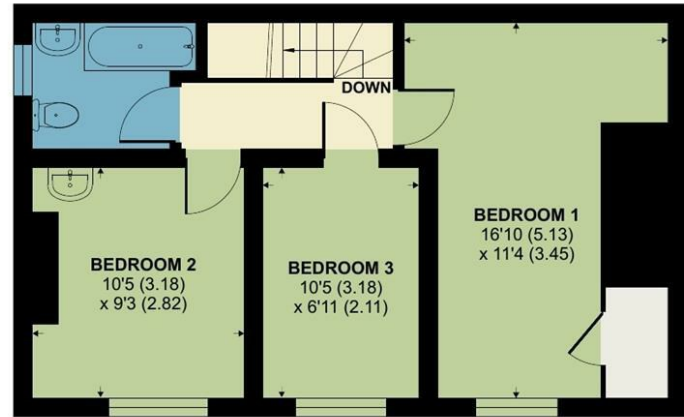
Approximate Area = 1216 sq ft / 113 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			69
(81-91) B			
(69-80) C			34
(55-68) D			
(39-54) E			
(21-38) F			G
(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). © ntichecom 2024. Produced for Symonds & Sampson. REF: 1178329



Dorchester/ATR/01.04.2025



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