



Symonds
& Sampson

The Little House

7 Greenings Court, High East Street, Dorchester, Dorset

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Dorchester, Dorset, DT1 1HR

Good Things Come in Small Packages and this is no exception. A stylish, central & surprisingly spacious one bedroom semi-detached cottage with private garden just a moments walk from the River Frome and the Town Centre.



- Semi-detached house
- Well presented throughout
 - One double bedroom
 - Modern shower room
 - Private enclosed garden
- Tucked away in a quiet position
- Close to the town and walk along River Frome
 - Ideal investment opportunity
 - Currently a successful holiday let
 - No forward chain

Guide Price £170,000

Freehold

Dorchester Sales
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THE PROPERTY

Tucked away in the peaceful enclave of Greenings Court, just moments from the River Frome and set back from High East Street, The Little House is exactly as its name suggests—small in scale but brimming with charm.

Renovated in 2015, this unique 271 sq. ft. property has been thoughtfully designed to make the most of every inch. Currently a successful holiday let, it offers an excellent investment opportunity—or a perfect bolt-hole retreat.

Step inside and down into a light-filled, open-plan living area. This double-aspect space is cleverly laid out, with a compact yet stylish kitchen tucked neatly into one corner, fitted with a range of units.

Upstairs, you'll find a vaulted double bedroom complete with twin Velux windows, filling the room with natural light and enhancing its airy feel. A sleek, modern shower room with wash basin and WC completes the interior.

OUTSIDE

Just across the footpath, is a private and pretty garden—partly walled and planted with mature shrubs and flowering borders, offering a rare outdoor space to enjoy in such a central location.

SITUATION

The county town offers a wide range of shops, restaurants and leisure facilities, including the vibrant Brewery Square development featuring a variety of shops, restaurants, and a cinema. The Dorset County Hospital is nearby as are a number of highly regarded schools.

Dorchester South and Dorchester West stations in the town provide mainline rail services to London Waterloo and Bristol Temple Meads respectively.

The town is home to numerous sports clubs, including cricket, rugby, football, tennis, and golf. There are many footpaths and bridleways across the beautiful surrounding countryside. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities.

DIRECTIONS

[what3words.com/jumped.workshops.slant](https://www.what3words.com/jumped.workshops.slant)

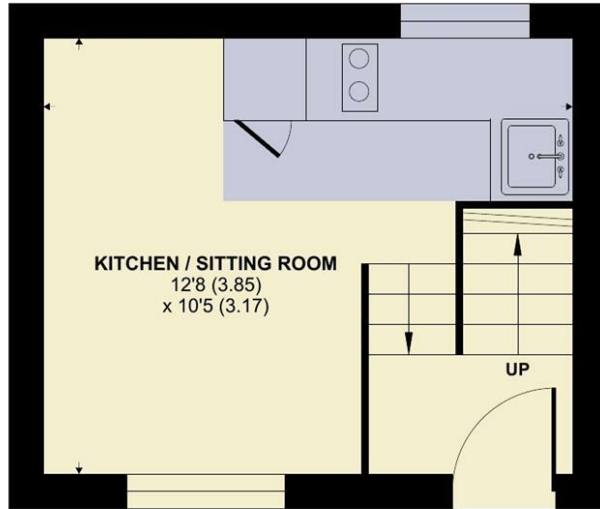




High East Street, Dorchester

Approximate Area = 271 sq ft / 25.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1267870



SERVICES

Mains water, electricity and drainage.

Electric underfloor heating.

Broadband - Ultrafast speed available

Mobile - You are likely to get mobile coverage both indoors and outdoors (<https://www.ofcom.org.uk>)

Council (Dorset Council - 01305 251010)

Self catering holiday unit and premises

Current rateable value (1 April 2023 to present) £2,000

MATERIAL INFORMATION

The property is currently used as a holiday let and is therefore not currently banded for Council Tax.

The property is accessed by a public footpath which leads to the River Frome.

The garden is adjacent to the property on the other side of the public footpath.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		9
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Dorchester/ATR/30.05.2025 rev



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