



Symonds  
& Sampson

# Virginia Cottage

The Square, Cattistock, Dorchester, Dorset



# Virginia Cottage

The Square, Cattistock  
Dorchester, Dorset,  
DT2 0JD

A charming three-bedroom, Grade II listed period cottage, located in the heart of this popular village, within close proximity to countryside walks and the local pub.

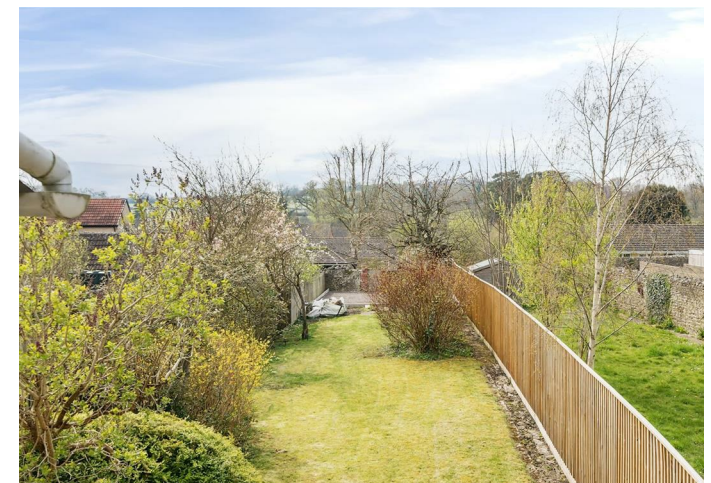


- Grade II Listed
- Characterful terraced cottage
- In good order throughout
- Popular village location
  - Open fireplace
- Large rear garden
- No forward chain

Guide Price £280,000

Freehold

Dorchester Sales  
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## THE PROPERTY

Nestled within the conservation area of this desirable village, this delightful period cottage is just a short walk from the village pub, shop/post office and the picturesque countryside.

## ACCOMMODATION

Virginia Cottage has been well-maintained by the current owner, combining traditional period details with modern finishes to create a charming and comfortable home.

The ground floor includes an entrance hall, a sitting room with an attractive picture rail, chimney breast with an open fire and surround, and a built-in storage cupboard. The bathroom features a bath with a shower over, WC, basin and a heated towel rail. The kitchen is equipped with a range of floor and wall-mounted units, along with an electric oven, fridge and dishwasher. A small lobby off the kitchen provides access to both the garden and a pantry.

Upstairs, the first floor offers three bedrooms and a convenient WC. The master bedroom features a striking fireplace and built-in wardrobes for added storage. Bedroom 2 has a cupboard housing the immersion heater.

## OUTSIDE

Outside, the property features a generous south-facing rear garden, predominantly laid to lawn and complemented by mature shrubs. A patio adjoins the house, offering a perfect spot to enjoy the afternoon and evening sun. A fully powered utility stall accommodates a washing machine and tumble dryer.

## SITUATION

Cattistock is a village of considerable character and has a thriving community with a store/post office, noted Victorian parish church, cricket ground, football field, children's playground, village hall and well regarded public house, The Fox and Hounds.

Local facilities in Maiden Newton, about 1 mile, include shops, petrol station and Spar, primary school, doctors' surgery and railway station on the Dorchester/Yeovil to Bath/Bristol line. Dorchester provides mainline services to London Waterloo.

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 coastal walks and the opportunity to enjoy a number of water sports activities.



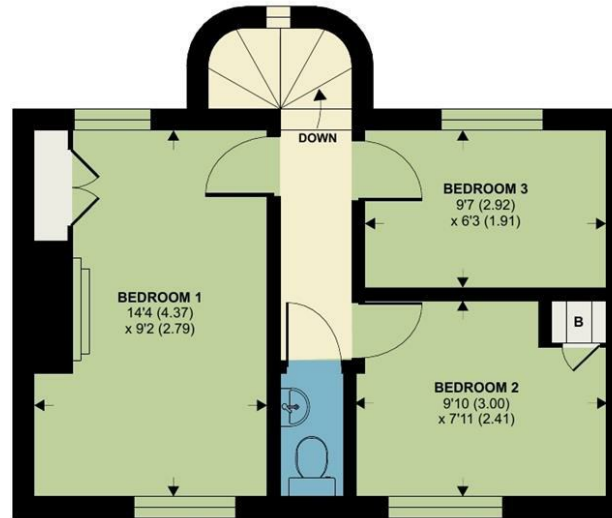
## Cattistock, Dorchester, Dorset

Approximate Area = 709 sq ft / 65.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

## DIRECTIONS

What3words:///unusually.deserved.slack

## SERVICES

Mains water, electricity and drainage are connected.  
Electric heating.

Broadband - Superfast speed available

Mobile - Likely coverage both indoors and outdoors on the O2 network. (<https://www.ofcom.org.uk>)

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

## MATERIAL INFORMATION

The property falls within a conservation area.



**RICS** Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Symonds & Sampson. REF: 901086

Dorchester/SXP/04.06.2025



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