



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.

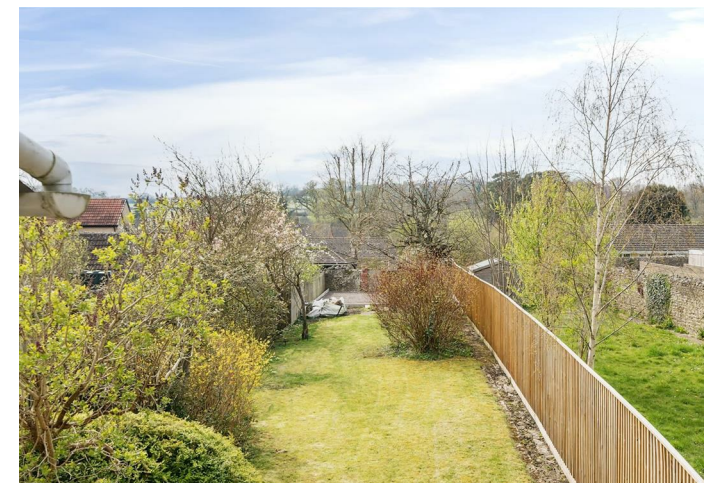


- Grade II Listed
- Characterful terraced cottage
- In good order throughout
- Popular village location
 - Open fireplace
 - Large rear garden
 - No forward chain

Offers Over £265,000

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



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.

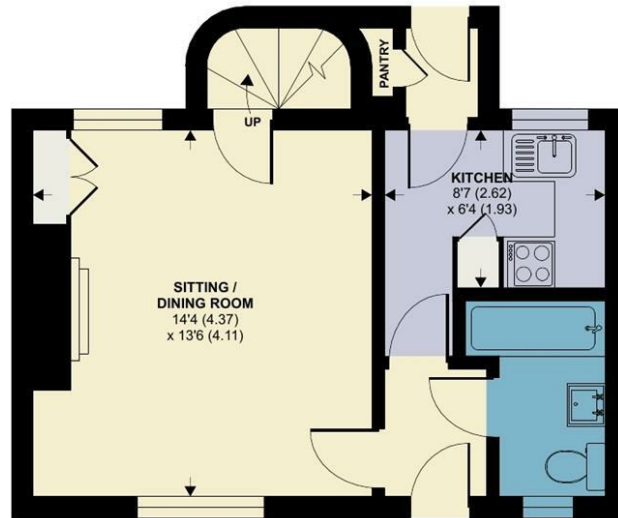
There are many footpaths and bridleways across the beautiful surrounding countryside. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding coastal walks and the opportunity to enjoy a number of water sports activities.



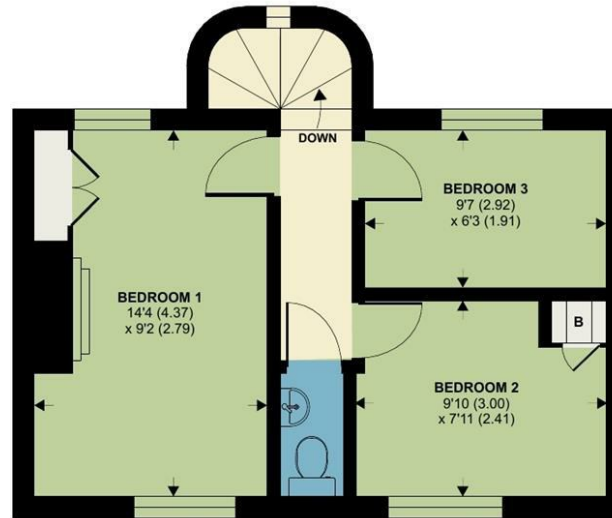
Cattistock, Dorchester, Dorset

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). © nidecom 2022. Produced for Symonds & Sampson. REF: 901086

Dorchester/SXP/13.08.2025



01305 261008

dorchester@symondssandsampson.co.uk
Symonds & Sampson LLP
9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset DT1 1QR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT