



Symonds  
& Sampson

# Horseshoe House

Cattistock, Dorchester, Dorset



# Horseshoe House

The Stable Yard, Cattistock,  
Dorchester, Dorset DT2 0JH

Beautifully presented three bedroom end-of-terrace home with landscaped wraparound garden, garden room and allocated parking - set by a peaceful brook.



- End terrace house
- Well presented throughout
- Three double bedrooms
- Principle bedroom with en suite
- Professionally landscaped garden
- Two allocated parking spaces
- Popular village location
- No forward chain

Guide Price £525,000

Freehold

Dorchester Sales  
01305 261008  
[dorchester@symondsandsampson.co.uk](mailto:dorchester@symondsandsampson.co.uk)





## THE PROPERTY

Horseshoe House, built in 2018, is a beautifully presented end-of-terrace home, tucked away at the end of a quiet no-through road.

Upon entering, you step into the entrance hall. To the left lies a bright, triple-aspect sitting room with double doors opening directly onto the garden. On the opposite side of the hall is a stylish kitchen/dining room. The front of the room features a sleek, high-gloss kitchen with a range of wall and base units, while to the rear, a light-filled garden room with bi-fold doors opens seamlessly onto the garden, creating a wonderful space for entertaining and indoor-outdoor living.

A practical utility room leads off the kitchen, offering additional storage and space for white goods, along with further access to the garden. Returning to the entrance hall there is a cloakroom and stairs rising to the first floor.

Upstairs, there are three good sized bedrooms and a contemporary family bathroom. The principal bedroom also benefits from a modern en suite shower room.

## OUTSIDE

The beautifully landscaped, south-west facing garden wraps around the side of the house and is bordered by colourful flower beds, mature shrubs, and trees. A peaceful brook gently runs along the edge of the garden, enhancing the tranquil setting.

To the front of the house is allocated off-street parking.

## 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.







# The Stableyard, Cattistock, Dorchester

Approximate Area = 1131 sq ft / 105 sq m

For identification only - Not to scale



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: 1287545



## DIRECTIONS

what3words///rugs.promoting.tries

## SERVICES

Mains water, electricity and drainage.

Heating - Air Source Heat Pump. Underfloor heating throughout the property.

Broadband - Superfast speed is available.

Mobile - There is likely to be mobile coverage indoors on O2 and likely coverage on multiple networks outdoors. (<https://www.ofcom.org.uk>).

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Dorchester/ATR/12.05.2025



01305 261008

dorchester@symondsandsampson.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 of 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**