



Symonds  
& Sampson

# Hadley Lodge

Winterbourne Abbas, Dorchester, Dorset

# Hadley Lodge

Winterbourne Abbas  
Dorchester, DT2 9LW

A detached period property in Winterbourne Abbas offering five bedrooms, an attached two-bedroom level flat, a converted one-bedroom coach house, double and single garages, ample parking, and attractive gardens.



- Substantial accommodation in the main house
  - Detached one bedroom coach house
  - Attached two bedroom ground floor flat
- Well-suited for multi-generational living or letting income
  - Private gardens
- Garage and further off-street parking
- Potential for guest house or B&B

Guide Price £680,000

Freehold

Dorchester Sales  
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## THE PROPERTY

Believed to date back to the mid-19th century, Hadley Lodge is a substantial five-bedroom detached house, featuring stone and brick elevations beneath a tiled roof. The property has been extended to include a self-contained two-bedroom annexe (with an internal door to the main house), as well as the conversion of a stable building into a one-bedroom cottage. In addition to the extensive accommodation, there is ample gravelled driveway parking, a double garage, a single garage, and mature, level gardens.

## MAIN HOUSE - ACCOMMODATION

The property features three elegant reception rooms, offering flexible and comfortable living space. The principal sitting room is generously proportioned, centred around a characterful fireplace with a wood-burning stove and enjoying views to the front of the house. A charming snug with a bay window provides a cosy retreat, while a formal drawing room at the far end offers access to the rear hall, ideal for entertaining or quiet relaxation.

To the rear lies the well-appointed kitchen/breakfast room, fitted with contemporary wall and base units. There is space and plumbing for a dishwasher or washing machine, as well as provisions for a gas range cooker and a fridge/freezer. Conveniently located nearby is a separate utility/pantry room with additional plumbing and space for further appliances.

Upstairs, the first floor offers five spacious double bedrooms, two of which benefit from en-suite shower rooms. A large family bathroom features a bathtub and separate shower, complemented by an additional WC for added convenience.

## COTTAGE - ACCOMMODATION

A self-contained, one-bedroom coach house arranged over two floors. The ground floor comprises a spacious sitting room and a separate, well-appointed kitchen. A staircase leads to the first floor, which features a generous double bedroom offering views of the surrounding countryside, built-in storage, and an en-suite shower room.

Main House - Sitting Room



Main House - Dining Room



Main House - Snug



Flat - Family Room



Flat - Kitchen / Breakfast Room



Flat - Conservatory



## FLAT - ACCOMMODATION

A spacious, self-contained flat with a private rear entrance and an interconnecting door to the main house. The accommodation includes a large sitting room with a central fireplace and wood-burning stove, opening via sliding doors to a conservatory with French doors leading to a private garden. A spacious fitted kitchen offers ample space for a family dining table. There are two double bedrooms and a family bathroom.

## OUTSIDE

The property includes a double garage with a high-pitched roof, offering enhanced vertical storage capacity, along with an additional single garage featuring concertina sliding doors. A central gravelled area, located in front of the garages and at the rear of the house, provides access to all three properties and accommodates parking for multiple vehicles.

To the side, there is a beautifully maintained garden, mainly laid to level lawn, interspersed with small fruit trees and featuring a pathway leading to a gated entrance at the front of the property. The outdoor space also includes a timber garden shed, a summer house, and a greenhouse, adding both functionality and charm.

## SITUATION

Winterbourne Abbas lies approximately five miles west of Dorchester and offers a primary school, St. Mary's Parish Church, a petrol station with a shop and a public house. Dorchester provides a comprehensive range of shopping, leisure, and educational facilities, along with the Dorset County Hospital and rail links to London Waterloo and Bristol Temple Meads.

The surrounding countryside features numerous footpaths and bridleways, granting access to Areas of Outstanding Natural Beauty. Recreational opportunities include golf at Came Down (Dorchester) and Bridport, squash and tennis in Dorchester, fishing on the River Frome, and sailing and water sports along the coast.

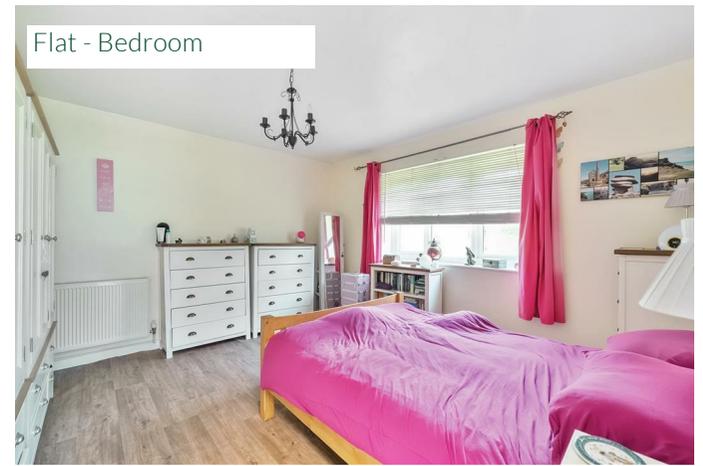
Main House - Bedroom



Main House - Bedroom



Flat - Bedroom



## DIRECTIONS

What3words:///achieving.peach.hasten

## SERVICES

All mains services are connected.  
Gas fired central heating.

Broadband - Superfast speed available.

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

Main House Council Tax Band: F (Dorset Council - 01305 251010)

Annex Band: A

Cottage Band: B

## MATERIAL INFORMATION

The vendors advise that the property experienced some flooding in 2012 due to an issue with a nearby reservoir. In response, three pumps were installed in 2013, and there have been no further problems since.

The property falls within a conservation area.

Planning permission has been sort locally. Please visit the website for further information - [www.planning.dorsetcouncil.gov.uk](http://www.planning.dorsetcouncil.gov.uk)

# Winterbourne Abbas, Dorchester

Approximate Area = 4095 sq ft / 380.4 sq m  
 Limited Use Area(s) = 4 sq ft / 0.4 sq m  
 Garage = 520 sq ft / 48.3 sq m  
 Cottage = 588 sq ft / 54.6 sq m  
 Total = 5207 sq ft / 483.7 sq m

Denotes restricted head height

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Symonds & Sampson. REF: 1280888



Dorchester/KWI/13.05.2025



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