



Symonds  
& Sampson

# The Old Dairy

Dewlish, Dorchester, Dorset



# The Old Dairy

Dewlish Road, Dewlish  
Dorchester, Dorset  
DT2 7NA

A delightful two-bedroom semi-detached cottage with an integral garage, nestled in the picturesque village of Dewlish and surrounded by enchanting woodland. Offered for sale with no onward chain.



- Charming semi-detached cottage
  - No onward chain
  - Two en suites
  - Garden and roof terrace
- Garage and private lay-by parking for two vehicles
  - Planning for first-floor extension
  - Countryside views
  - Rural village

Guide Price **£375,000**

Freehold

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





## THE PROPERTY

This charming two-bedroom semi-detached cottage combines character and modern living, creating a warm and inviting home.

## ACCOMMODATION

The covered porch leads into a welcoming entrance hall, opening to a comfortable sitting/dining room with a wood-burning stove. The modern kitchen is fitted with a range of units with an electric oven, gas hob, and fridge/freezer. A utility room adds extra storage and access to the garage.

Upstairs, two double bedrooms have fitted wardrobes and both benefit from en-suites. The principal bedroom includes private access to a roof terrace.

There is approved planning permission (P/HOU/2023/05131) for an extension to the first-floor accommodation, intended to be used as a dressing room or a nursery/small third bedroom

## OUTSIDE

The cottage offers a low-maintenance garden, primarily laid to lawn, providing a peaceful outdoor space.

The integral garage has a remote-controlled, insulated roller shutter door and is equipped with power and lighting.

## SITUATION

Dewlish is a small village surrounded by glorious countryside within an Area of Outstanding Natural Beauty, about 9 miles from Dorchester. There is a church and the acclaimed The Oak public house.

Milborne St Andrew is about 2 miles to the east, having a village store, public house, first school and church.

The larger village of Puddletown is about 3 miles to the south-west with its numerous period buildings and amenities, including a village hall, modern doctors' surgery, first (new) and middle schools, store/post office, veterinary surgery, public house and church.

Nearby Dorchester provides a good range of shops, restaurants and leisure facilities to include the ever growing Brewery Square Development. The Dorset County Hospital is nearby. Dorchester South and Dorchester West Train Stations provide direct services to London Waterloo and Bristol Temple Meads, respectively.





## The Old Dairy, Dewlish, Dorchester

Approximate Area = 1290 sq ft / 119.8 sq m

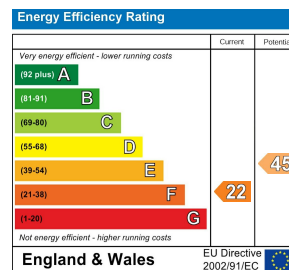
Garage = 160 sq ft / 14.8 sq m

Total = 1450 sq ft / 134.7 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 2024. Produced for Symonds & Sampson. REF: 1209407



## DIRECTIONS

What3words:///manager.carpentry.lunching

## SERVICES

Mains water and electricity.

Private drainage.

Gas boiler - LPG central heating.

Broadband - Superfast speed is available

Mobile - Likely to have network coverage outdoors on all networks.

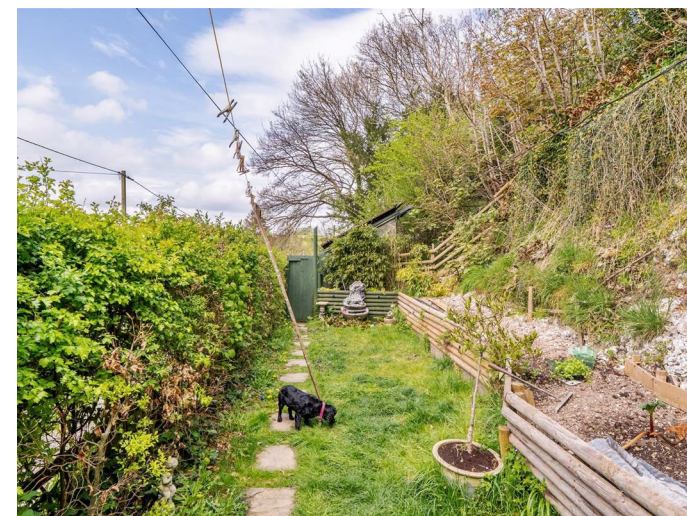
Limited coverage indoors depending on network.

(<https://www.ofcom.org.uk>)

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

## MATERIAL INFORMATION

We are advised by the vendor that the septic tank is shared with the neighbouring properties, The Meal House and Tree-Tops.



Dorchester/ATR/12.06.2025



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