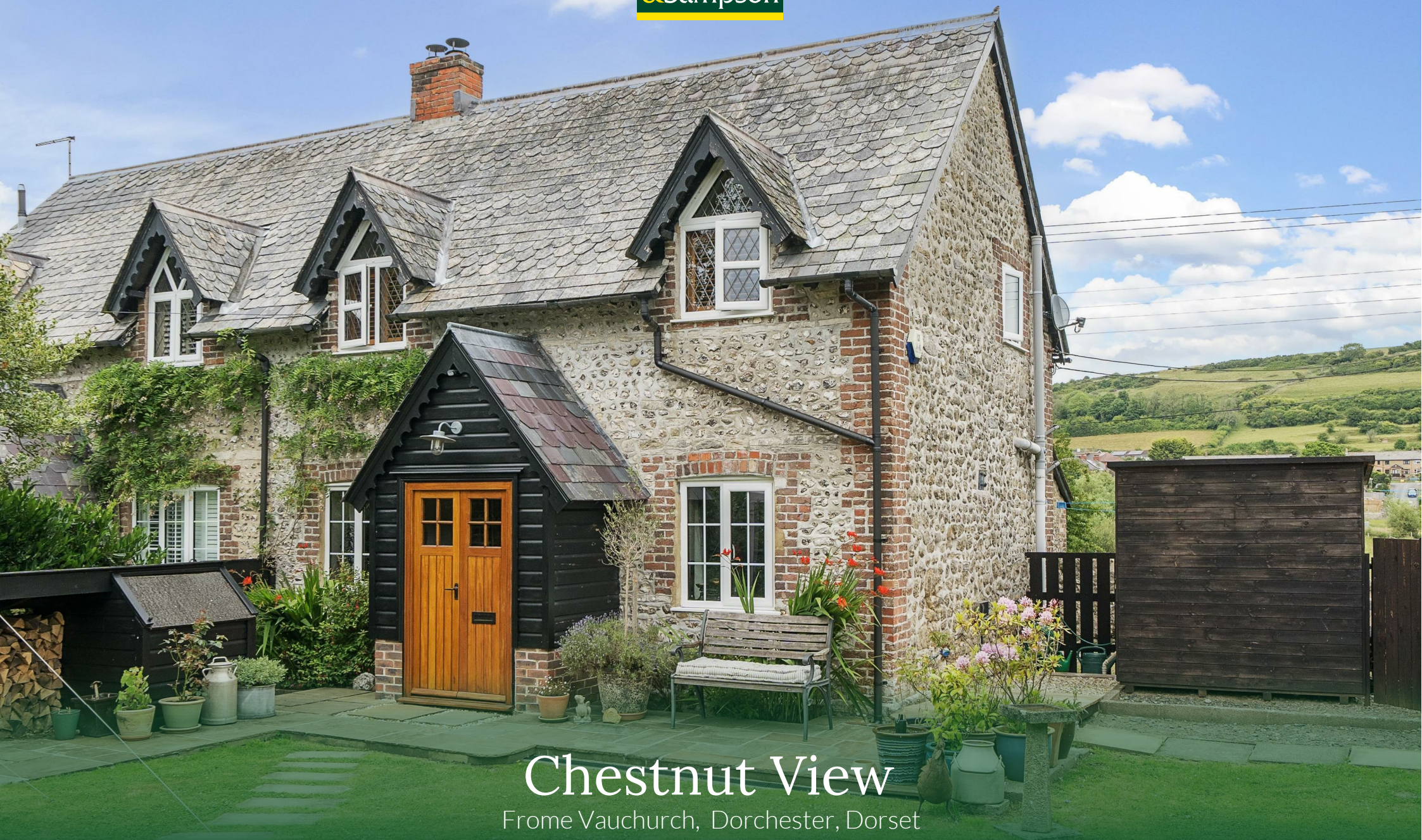


Symonds
& Sampson



Chestnut View

Frome Vauchurch, Dorchester, Dorset

2 Chestnut View

Frome Vauchurch, Dorchester
Dorset, DT2 0DY

Beautifully renovated character cottage with open countryside views, and planning permission for further extension.



- Beautifully renovated character cottage
 - Semi-detached
 - Two bedrooms
- Cosy sitting room with wood-burning stove
 - Shaker-style kitchen with electric AGA
- Front garden with lawn, borders and mature shrubs
 - Ample gated off-road parking
- Planning permission for rear extension (Ref: P/HOU/2022/02817)

Guide Price **£345,000**
Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

This beautifully renovated cottage offers a perfect blend of period charm and modern living, thoughtfully updated by the current owners.

Accessed via a porch and solid wood double doors, the entrance leads into a welcoming sitting room with flagstone-style flooring, which continues throughout the ground floor. A wood-burning stove adds warmth and character to the space. The adjoining kitchen/dining room features a shaker-style design with a range of wall and base units, complemented by an electric AGA.

Upstairs, the first floor includes a double bedroom, a single bedroom, and a bathroom with a bath, WC, wash basin, and separate shower. Both bedrooms include built-in storage. Currently, the bathroom is accessed via the main bedroom, but removing the shower cubicle would allow for independent access from the landing.

OUTSIDE

The front garden is mainly laid to lawn with established flower borders and mature shrubs. The cottage enjoys lovely open views to the rear across adjoining fields. A gated driveway offers ample off-road parking behind solid timber double gates.

To the rear of the property is a large outbuilding currently used for storage and as a utility area. Planning permission has been granted to remove this structure and replace it with a single-storey rear extension, which would include a double bedroom, shower room, and utility space with access to the garden. (Planning ref: P/HOU/2022/02817)

SITUATION

Frome Vauchurch sits on the edge of Maiden Newton, a bustling village well served by local facilities and includes a selection of shops, primary school, doctor's surgery, petrol station/store, public house and railway station on the Dorchester/Bristol line.

The picturesque town of Beaminster, with its historic square and range of shops, including boutiques, is located approximately 7 miles to the west. Both the county town of Dorchester and Bridport are within about 10 miles, with Dorchester offering the Dorset County Hospital and mainline rail services to London Waterloo.

The area is also renowned for its excellent schools, and 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.

DIRECTIONS

what3words/////business.wealth.dares





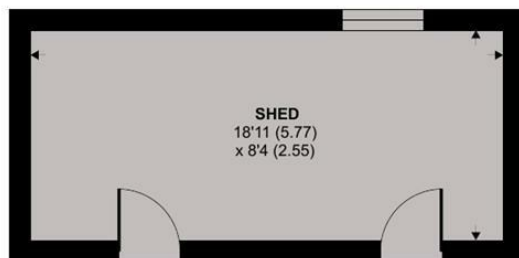
Chestnut View, Frome Vauchurch, Dorchester

Approximate Area = 729 sq ft / 67.7 sq m

Shed = 157 sq ft / 14.5 sq m

Total = 886 sq ft / 82.2 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). © nitchecom 2025. Produced for Symonds & Sampson. REF: 1315022



SERVICES

Mains water and electric.

Private drainage.

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

Broadband - Superfast speed available.

Mobile - Mobile coverage is available please refer to <https://www.ofcom.org.uk> for further details.

AGENTS NOTE

The vendor advises that spray foam insulation was previously present in the loft but has since been removed.

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

Dorchester/ATR/01.07.2025



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