



Symonds
& Sampson

Priory Cottage

West Hill, Charminster, Dorchester, Dorset

Priory Cottage

11 West Hill, Charminster
Dorchester, Dorset, DT2 9RD

Charming and deceptively spacious four-bedroom Grade II Listed cottage with period features throughout, large south-facing garden and views of St. Mary's Church – nestled in the heart of this popular village.



- Charming Grade II Listed cottage
- Rich in period features, including stone mullion windows, inglenook fireplace & bread oven
- Ground floor bedroom with adjacent shower room
- Two generous reception rooms with characterful fireplaces
 - Flexible fourth bedroom/study
 - South-facing rear garden
- Desirable village location with views of St. Mary's Church

Offers In Excess Of £400,000

Freehold

Dorchester Sales
01305 261008

dorchester@symondsandsampson.co.uk



THE PROPERTY

Priory Cottage is a charming and characterful Grade II Listed cottage, part thatched and part tiled, nestled in the heart of Charminster. Full of period features and natural light, the cottage offers a surprising sense of space throughout.

You enter into a generous hallway that leads into a beautifully bright, dual-aspect sitting room with stone mullioned windows and an attractive stone fireplace. To the left is a versatile dining room—also ideal as a second reception room—featuring an impressive inglenook fireplace with a bread oven.

The L-shaped kitchen is filled with natural light and fitted with shaker-style units, a walk-in pantry, and lovely views across the garden. A fourth bedroom at the far end of the house provides excellent flexibility and is currently used as a study, with a modern shower room conveniently located nearby.

Upstairs are three well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom is a spacious dual-aspect double, enjoying views over the rear garden and towards St. Mary's Church at the front.

OUTSIDE

The large, south-facing garden is mainly laid to lawn and backs onto open meadows. A gravelled, enclosed side yard provides additional outdoor space and gated access to the front. Well-stocked borders, mature shrubs, and established trees create a peaceful and private setting.





SITUATION

The property is located in the picturesque village of Charminster which is home to a first school, shop/sub post office, two pubs, a pretty Norman church and a village hall.

Charminster is just a couple of miles from Dorset's historic county town, Dorchester, which has many restaurants, over 400 shops, various leisure facilities, a number of highly regarded schools and the renowned Dorset County Hospital. A regular bus service operates through the village of Charminster and Dorchester provides rail links to London Waterloo and Bristol Temple Meads.

There are numerous sporting facilities and leisure pursuits in the area including Golf at Dorchester (Came Down), Sherborne and Yeovil. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a variety of water sports. The Iron Age hill-fort of Maiden Castle is just four miles from Charminster and boasts breathtaking views of the countryside.

DIRECTIONS

what3words:///jammy.spinners.grandson

SERVICES

Mains electricity, gas, water and drainage are connected. Gas fired central heating.

Broadband - Superfast speed available

Mobile - There is mobile coverage in the area; please refer to Ofcom's website for more details.
(<https://www.ofcom.org.uk>)

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

AGENT NOTE

The property falls within a conservation area.



West Hill, Charminster, Dorchester

Approximate Area = 1733 sq ft / 161 sq m

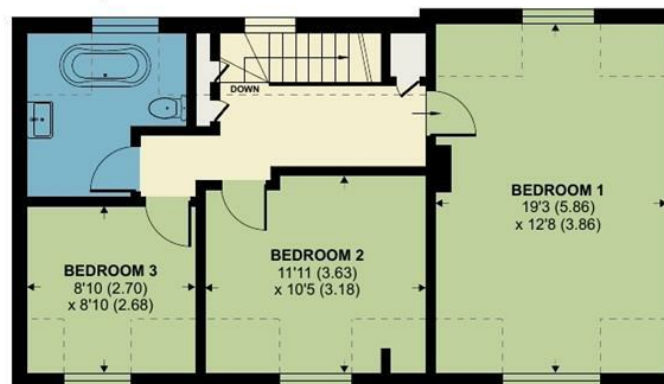
Limited Use Area(s) = 151 sq ft / 14 sq m

Total = 1884 sq ft / 175 sq m

For identification only - Not to scale



Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR



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: 1313882



Dorchester/ATR/30.07.2025



naea | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

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