



Symonds
& Sampson

Higher Jirton House

Dorchester, Dorset

Higher Jirton House

Old Sherborne Road, Dorchester
Dorset, DT2 7SH



- No chain
- Countryside views
- Garage and workshop with room over
 - Ample parking
 - 4 bedrooms
 - 4 reception rooms

Guide Price **£525,000**

Freehold

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THE PROPERTY

A 4 bedroom detached cottage adjoining open farmland with a detached workshop and garage (with hobby room above).

THE ACCOMMODATION

Originally a pair of farm workers cottages and then in the 1980's converted to form a detached house with the addition of a detached double garage with room over built in 1999. Understood to have remained in the ownership of the same family until now. The cottage is well presented and enjoys far reaching views over the surrounding farmland.

The property has been well maintained with works completed to rebuild the chimney stack in 2023 and the installation of a new boiler and radiators in 2024. Light and bright throughout, the accommodation comprises; sitting room with exposed brick chimney breast and wood burner, kitchen with ample cupboards and drawers, work surfaces with sink and double drainer, fridge/freezer, electric hob and integrated electric oven. Space for washing machine and dishwasher. There is a separate dining room and study that could be used as a play room and a small office space leading into a conservatory.

Upstairs the landing extends to a picture window in the gable end with magnificent views. There are 4 bedrooms most have fitted wardrobes. The family bathroom has a bath with shower and screen over, WC and basin.

The property benefits from a handy entrance hall with space for coats and boots, downstairs shower room with WC. There is a substantial detached garage and workshop/hobbies room which includes a wc and kitchen area, with large room over. There is power and light and a sperate boiler serving the radiators and hot water. There is scope for conversion to ancillary/annexe accommodation subject to planning permission. .

OUTSIDE

The property occupies a nice plot with ample parking. The garden has established hedging and is predominately on the west elevation, laid to lawn with some mature trees and garden shed.

SITUATION

Higher Jirton House stands alone and is situated between Cerne Abbas and Dorchester both about 4 miles distance. Cerne Abbas is a pretty village with an excellent village shop, doctors surgery, first school and three village pubs. There is excellent walking in the immediate area. Dorchester the county town offers a range of supermarkets, Dorchester County Hospital and well regarded schooling. The high street offers a range of retailers and Brewery Square provides further retail opportunities , cafes and restaurants and Dorchester South train station with main line to London Waterloo.

DIRECTIONS

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SERVICES

Mains electric, water and Calor Gas central heating. Private drainage - Septic tank.

Dorset Council - Council Tax Band G

Broadband - Standard broadband available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details





Old Sherborne Road, Dorchester

Approximate Area = 1839 sq ft / 170.8 sq m

Annexe = 618 sq ft / 57.4 sq m

Garage = 173 sq ft / 16 sq m

Outbuilding = 83 sq ft / 7.7 sq m

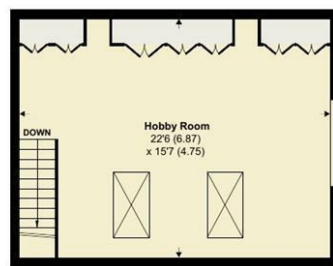
Total = 2713 sq ft / 251.9 sq m

For identification only - Not to scale

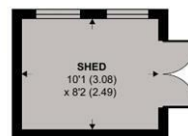
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



ANNEXE GROUND FLOOR / GARAGE



ANNEXE FIRST FLOOR



OUTBUILDING



GROUND FLOOR



FIRST 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: 1347975



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