



Symonds
& Sampson

Laurel Cottage

Lyons Gate, Dorchester, Dorset

Laurel Cottage

Lyons Gate, Dorchester
Dorset, DT2 7AZ

A delightful 4 bedroom period cottage in a rural hamlet with double garage and a lovely garden in all about 1.2 acres.



- Detached period cottage
 - Four bedrooms
 - Hamlet location
 - In all 1.2 acres
 - Double garage
 - Ample parking

Guide Price **£695,000**

Freehold

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ACCOMMODATION

Laurel Cottage is tucked away off a quiet slip road in this rural hamlet, nestling within rolling countryside. The cottage is believed to date from the late 1700's with later additions.

The accommodation comprises; entrance porch, sitting room with inglenook fire. Dining room with exposed brick and stone fireplace with wood burner and old bread oven. A separate study and further garden room. The kitchen/breakfast room has been tastefully updated and is fitted with a range of cupboards and drawers, worktops with sink and drainer, and space for a range-style electric oven with LPG gas hob. There's also ample room for a dining table and chairs, making it ideal for family meals or entertaining.

Upstairs there are 4 bedrooms, all a good size, some with fitted wardrobes. There is a bathroom and en-suite shower room. The majority of rooms enjoy a south-easterly view over the lower garden and with a terrace along this side of the cottage.

The cottage benefits from a utility room with space and plumbing for a washing machine, sink and storage cupboards. Boot room with quarry tiled floor and downstairs cloakroom with WC.

OUTSIDE

The gateway opens to the gravel parking area above the cottage and fronting the detached double garage with up and over door, power and light. Steps down to the paved terrace along the garden elevation. To the side of the cottage is a paved path around the other (south-west) side with the oil tank and a pedestrian gate to the road. The delightful garden is predominantly laid to lawn and there are three distinct areas, with hedging, some shrubs, specimen trees and other trees including a fine mature horse chestnut. There is vehicular access to the garden via an access track just beyond the driveway. Within the upper garden is a productive large soft fruit cage; beyond is some natural woodland with a pleasant meandering path. Summerhouse. Sheds. Outside water tap. Oil tank. In all 1.2 acres (0.48 ha)

SITUATION

The cottage lies beside a small lane off the Cerne Valley A352 road which provides convenient access to the historic Abbey town of Sherborne (about 8 miles to the north) and the county town of Dorchester (about 12 miles to the south), as well as Yeovil. They all provide a wide range of shopping, commercial and educational facilities including leisure centres and supermarkets. All three towns have mainline railway stations to London/Waterloo. Cerne Abbas, about 3 miles, is noted for its excellent facilities

with a doctors' and dispensing surgery, village store/sub post office, first school, church, village hall and three public houses.

DIRECTIONS

What3words///heartache.clincher.chaos

SERVICES

Mains water and electric. Oil fired central heating. Private drainage.

Broadband - Ultrafast 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: F (Dorset Council - 01305 251010)

AGENT'S NOTE

The neighbouring property has a right of way, along side the garage to their property.



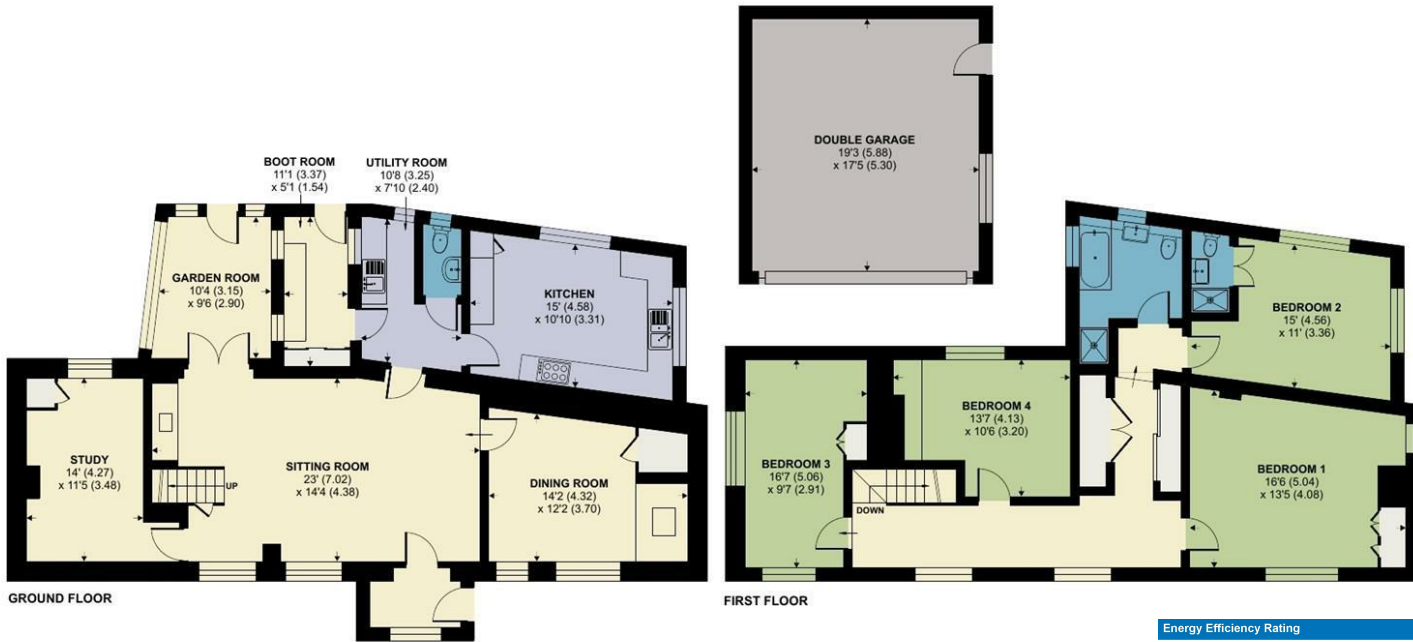
Laurel Cottage, Lyons Gate, Dorchester

Approximate Area = 2213 sq ft / 205.5 sq m

Garage = 335 sq ft / 31.1 sq m

Total = 2548 sq ft / 236.6 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 2025. Produced for Symonds & Sampson. REF: 1347971



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/SXP/16.10.2025 rev



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