

A large, two-story stone house with a steep gabled roof and a gravel driveway. The house features stone walls with horizontal brick bands and several windows with dark frames. A small tree is in the foreground on the left, and a large tree is on the right. The sky is blue.

Symonds
& Sampson

The Knappings

Alton Pancras, Dorchester, Dorset

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Alton Pancras, Dorchester,
Dorset, DT2 7RT

A beautiful flint and brick home with handcrafted interiors, spacious and versatile living, superb attention to detail throughout and stunning private gardens with large greenhouse. Double garage and driveway.



- Beautiful detached home with flint and brick elevations
- Exceptional handmade joinery by the vendor throughout
 - Spacious dual-aspect sitting room with open fire
 - Oak pergola-covered terrace for outdoor entertaining
 - Kitchen/dining room with oil-fired AGA
 - Separate dining and reading rooms with garden views
- Four generous bedrooms, including en suite to principal
- Versatile store room/workshop with annexe potential
- Stunning landscaped gardens with large greenhouse
- Ample parking and double garage via shingle driveway

Guide Price **£825,000**

Freehold

Dorchester Sales
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THE PROPERTY

The Knappings is a substantial detached home with attractive brick and flint elevations, set within beautifully landscaped gardens. The craftsmanship throughout the property is exceptional, with bespoke woodwork and joinery handmade by the highly skilled vendor.

The entrance hall welcomes you into the house, with a cloakroom at one end. The dual-aspect sitting room features an exposed brick fireplace with an open fire, and double doors that open onto a private terrace beneath a stunning handcrafted oak pergola.

At the opposite end of the hall, the kitchen/dining room is fitted with a range of wall and base units and includes an oil-fired AGA. A useful utility room adjoins the kitchen, offering further storage and space for appliances. Also on the ground floor are a separate dining room and a peaceful reading room, both enjoying lovely views over the gardens.

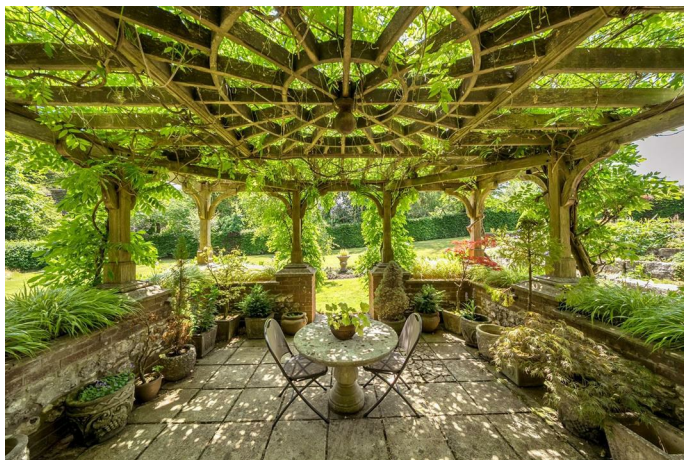
Upstairs, there are four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from bespoke fitted wardrobes and an en suite bathroom. Off the landing, and positioned above the utility room and double garage, is a spacious store room and workshop. This area was originally designed to be converted into further bedrooms or a self-contained annexe, offering flexibility for future use.

OUTSIDE

The gardens are a particular highlight. The front is mainly laid to lawn, bordered by colourful flowers and mature shrubs, with a shingle driveway providing ample off-road parking and access to the double garage. A staircase gives access to the workshop above.

The rear garden is also laid to lawn, with a sweeping path leading to a raised area and a large greenhouse. Surrounded by mature trees, shrubs, and vibrant borders, the garden enjoys a high degree of privacy and year-round interest.





SITUATION

Alton Pancras lies at the head of the popular Piddle Valley and is within an area of designated as being of Outstanding Natural Beauty.

Buckland Newton, about one mile to the north, has a revitalised and thriving village store, village hall, church, playing field and first school.

To the south, there is a hairdresser, modern first school and village hall in Piddletrenthide. There is a public house in nearby Piddlehinton and the Brace of Pheasants public

house (Plush) can be reached via a nearby public bridlepath. Dorchester and Sherborne are about ten miles, both having a mainline railway station to London Waterloo.

There is excellent walking and riding in the immediate vicinity with a network of bridle/footpaths over the surrounding and unspoilt rolling downland. There are a variety of sporting pursuits in the area including golf at Dorchester (Came Down), Sherborne and Folke. Sailing and water sports along the Jurassic Heritage Coast.

DIRECTIONS

what3words///arrived.wider.princely

SERVICES

Mains water, electricity and drainage.
Oil fired central heating.

Broadband - Ultrafast speed is available.
Mobile - Mobile coverage is likely or limited indoors and likely outdoors. (<https://www.ofcom.org.uk>).

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

AGENTS NOTE

Bedroom two is currently bare plaster and will require decorating.



Alton Pancras, Dorchester

Approximate Area = 2736 sq ft / 254.1 sq m

Limited Use Area(s) = 208 sq ft / 19.3 sq m

Garage = 380 sq ft / 35.3 sq m

Total = 3324 sq ft / 308.7 sq m



READING ROOM
11'4 (3.45)
x 8'5 (2.56)

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		
(55-68) D		
(39-54) E	55	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Dorchester/ATR/14.07.2025 rev



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: 1311281



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