



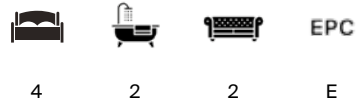
BROCK COTTAGE

Higher Wraxall, Dorchester, Dorset



AN UNLISTED, WELL PRESENTED 16TH CENTURY COTTAGE

set in a small peaceful hamlet amidst beautiful countryside with easy
access to Dorchester and the Jurassic Coast



Local Authority: Dorset Council

Council Tax band: E

Tenure: Freehold

Postcode: DT2 0HW What3words:/// hairspray.voting.landlady

Services: Mains electricity. Private water & drainage. Oil-fired central heating. Fibre broadband.

Viewings strictly by appointment only through Knight Frank LLP



SITUATION

Brock Cottage is situated in the tiny hamlet of Higher Wraxall which is a small collection of houses and the Jacobean Grade II* Wraxall Manor. The hamlet is equidistant between the villages of Cattistock and Evershot which both have a church, village hall, pub and shop/post office. Evershot also has its own doctor's surgery. For wider requirements the towns of Dorchester (11.7 miles) and Yeovil (12.5 miles) are both within easy reach. The area has excellent schooling from both the private and state sectors including Sunninghill Prep School, Bryanston, The Sherborne Schools in the private sector and Thomas Hardy School, Dorchester (State secondary) Evershot and Maiden Newton Primary Schools. There are excellent travel links with mainline rail from Yeovil Junction (9.8 miles) to London Waterloo (2.25 hours) and for wider travel Bournemouth, Exeter and Bristol Airports are just over an hour away offering flights to UK and international destinations.







THE PROPERTY

Brock Cottage is an unlisted cottage believed to date from the 16th century with a 20th century extension. The property is built of stone elevations with mellow brick detailing with a thatched and tiled roof. It has great charm with a south-facing rear that enables natural light to flood into its two large reception rooms which both have windows on two sides overlooking the pretty garden. Between them are the downstairs shower room and the kitchen which is fully fitted with timber work surfaces with an induction range cooker. On the first floor there is a large landing which could be used as additional living space / study area, four well proportioned double bedrooms and a family bathroom with separate shower.







GARDEN AND GROUNDS

To the front of the property there is a private parking area with space for three cars and a small pedestrian gate leading to both the front door and back garden. The garden lies predominantly to the rear which faces mainly south and comprises a stone paved terrace enclosed by timber picket fencing which is ideal for alfresco dining and entertaining. There are double doors leading from the sitting room to the right of the terrace onto the large gently sloping lawn, which is interspersed by mature mixed shrubs and trees. The garden slopes down towards a stream which runs along the edge of the boundary and provides a lovely private setting. On the north east elevation and attached to the cottage is a secure outside garden store.

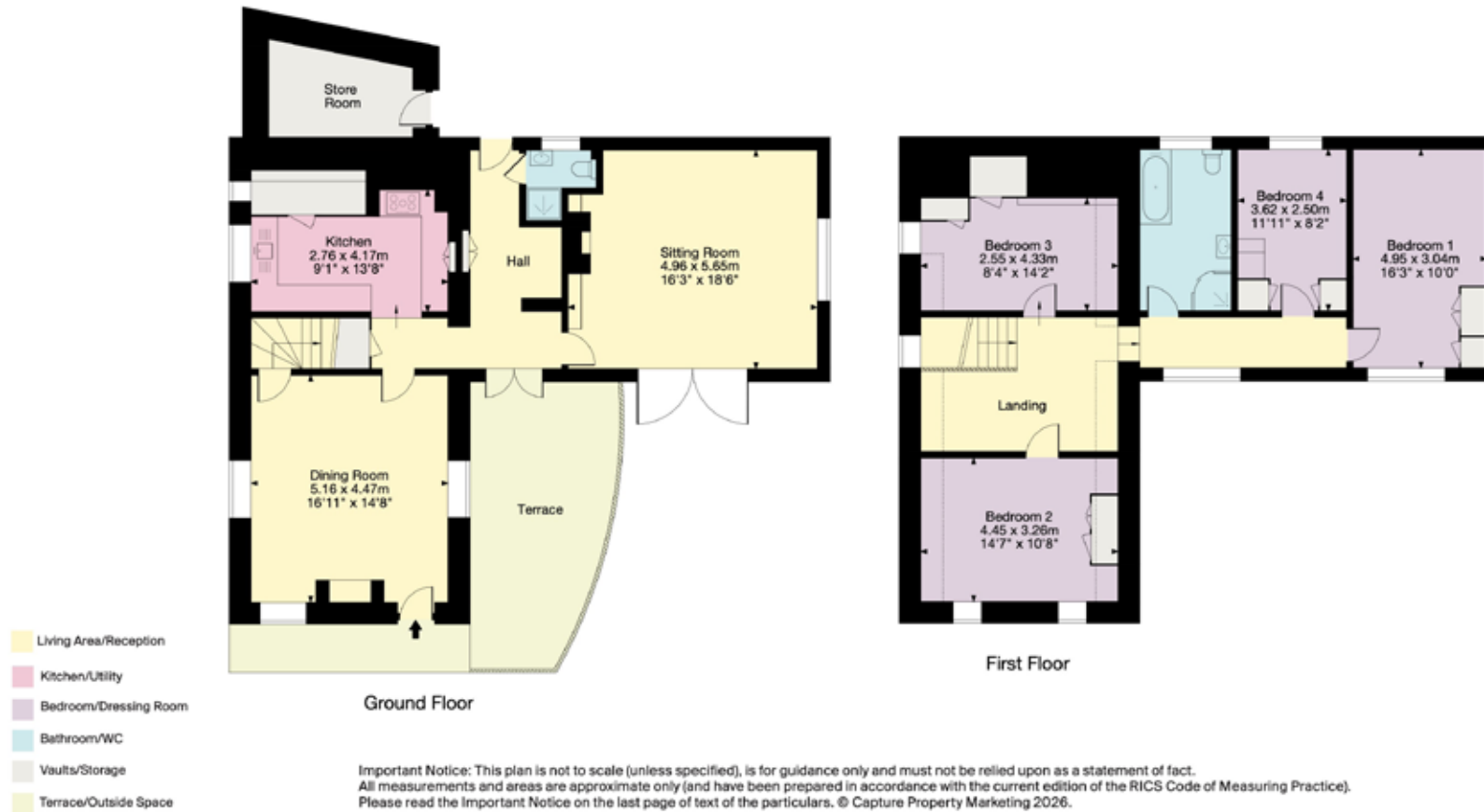




Wraxall Road

Higher Wraxall, Dorchester

Gross Internal Area (Approx.)
 Main House = 168.3 sq m / 1,811 sq ft
 Store Room = 6.4 sq m / 69 sq ft
 Total Area = 174.7 sq m / 1,880 sq ft
 (Incl. Areas of Restricted Height)



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.



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