

Symonds
& Sampson

Rosemary Cottage

Kingston, Sturminster Newton, Dorset

Rosemary Cottage

Kingston
Sturminster Newton
Dorset DT10 2AR

A characterful Grade II listed extended and sympathetically modernised thatched house with a lovely south-facing gardener's garden of about a third of an acre.

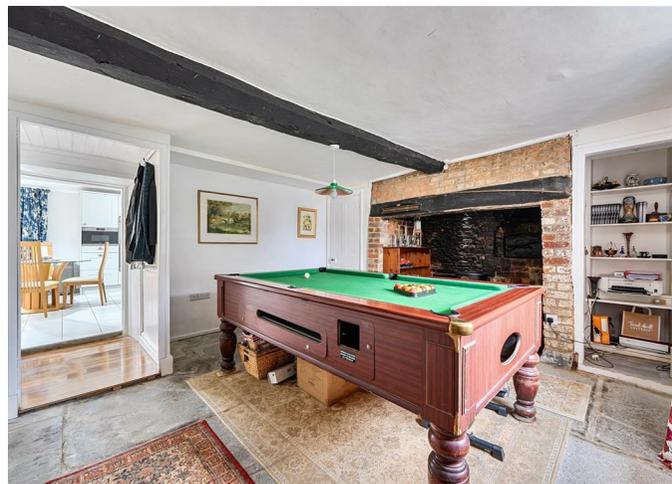


- Characterful Grade II listed 3/4 bedroom detached cottage
 - Approx 2536 sq ft of internal accommodation
 - Wonderful south-facing garden of about 0.3 acres
 - Contemporary family kitchen / living room extension
 - Extended master bedroom with ensuite and dressing room
 - Peaceful location on quiet lane
 - Off-road parking

Offers Over **£600,000**

Freehold

Sturminster Sales
01258 473766
sturminster@symondsandsampson.co.uk



THE PROPERTY

Rosemary Cottage is a Grade II listed detached house of painted rendered elevations under a thatched roof. The house has been extended by the current owners and offers characterful and charming accommodation expertly combining old and new. The kitchen / dining / family room is at the rear of the house, south facing and equipped with modern quality appliances, sleek quartz worktops and ample storage and is a superb family or entertaining space. There are three additional reception rooms on the ground floor and period features which include flagstone floors, deep window sills, a bressummer beam, bread oven and a feature well. There is also a useful utility / laundry room, cloakroom and workshop.

On the first floor the master bedroom has a recently fitted ensuite bathroom and dressing area and there are two further double bedrooms, a family bathroom and a second floor attic room with useful walk-in storage beyond. Listed Building Consent, now lapsed was granted for a further extension to the day room.

OUTSIDE

The property is approached from the lane via wrought iron gates on to a private drive with parking for a number of cars and large insulated timber work shop with light and power, which could be adapted into a garage, if required. The main garden is at the back of the house and is a real delight with vibrant and colourful flower and shrub beds and borders, some mature trees, neat paths mown through and a summerhouse. Tri-fold doors from the kitchen / dining room open to a sun-trap terrace.

SITUATION

Kingston is one of several hamlets that make up the parish of Hazelbury Bryan, which is surrounded by breath-taking countryside that stretches towards Bulbarrow and the escarpment to the east. There are numerous paths and bridleways crisscrossing the countryside giving ample opportunity for walking and riding.

Hazelbury Bryan has a shop/post office, school, public house and village hall. Sturminster Newton, which is the nearest market town, offers a good range of shops, schools and other amenities. The larger towns of Dorchester, Sherborne and Yeovil are accessible as are the coastal resorts of Poole and Weymouth.

DIRECTIONS

What3words:///signed.pretty.coach

SERVICES

Mains water, electricity and drainage are connected to the property. Oil fired central heating system.

MATERIAL INFORMATION

Standard, superfast& ultrafast broadband is available.

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

(Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: F

EPC: Exempt - Grade II listed.



Kingston, Sturminster Newton

Approximate Area = 2536 sq ft / 235.6 sq m

Limited Use Area(s) = 22 sq ft / 2 sq m

Total = 2558 sq ft / 237.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1422995



STU/GWB/0326



01258 473766

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



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