

5 Lower Road

Toller Porcorum, Dorchester, Dorset

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Toller Porcorum
Dorchester
Dorset DT2 0DH

A charming country cottage with character features throughout, set on the edge of a picturesque village.



- Unlisted period cottage
- Character features
 - Detached
- Good size garden
- Country views
- Outbuilding

Guide Price **£375,000**

Freehold

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THE PROPERTY

A delightful cottage set on the edge of a rural village. Residing in a generous plot, edged by a river, it offers an idyllic way of life. Coming to the market with no onward chain, the property has excellent internal space with two reception rooms and three bedrooms. Outside you will find a stable block with potential to be used as a studio or workstation if so required. The garden itself is ample, there's even a terrace to sit and watch the river flow gently by.

ACCOMMODATION

The porch provides a great space for coats and muddy boots, with an entrance door into the first reception room. Centred around an open fireplace, the room has space for relaxing as well as dining. A door opens into a small lobby and this leads to the downstairs cloakroom. The second reception room is a comfortable entertaining space, again centred around an open fire. The kitchen has a range of wall and floor cupboards, with an oil fired Rayburn which is also the boiler for the central heating. All the accommodation is light and airy throughout the house.

Upstairs there are three bedrooms. The principal bedroom is spacious with panelling and built in storage, next is a twin bedroom, and finally a useful single bedroom. The family shower room is accessed through a lobby which also provides a study space.

OUTSIDE

There is parking for two to three cars in front of the detached garage. The garage itself is a great size and in good order. Beyond the garage is the front garden which is primarily laid to lawn, with established beds and a main path that leads up to the front door of the property. On the far side of the house there is a terrace overlooking the river, perfect for al fresco dining and relaxing, and then beyond you will find the stable block. This building is packed with potential - with a tack room, stable and a second stable which is presently used as a studio/store room. This room overlooks the rear garden which has in the past had productive beds for fruit and vegetables.

SITUATION

Toller Porcorum is a sought-after village with a sub post office, a modern village hall and church. It is surrounded by beautiful rolling countryside, with the immediate locality being designated as an Area of Outstanding Natural Beauty. There are many footpaths and bridleways interspersed across the countryside for walking and riding, including at Kingcombe Meadows Nature Reserve (180 hectares) run by the Dorset Wildlife Trust. The nearby bustling and practical village of Maiden Newton, about 2.5 miles, is well served by local facilities and includes a selection of shops, primary school, doctor's surgery, petrol station/store, public house and railway station on the Dorchester/Bristol line.

DIRECTIONS

What3words:///going.twee.sound

SERVICES

Mains drainage, electricity and water. Oil fired central heating.
Broadband - Superfast speed available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
EPC: F

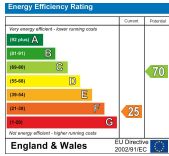
LOCAL AUTHORITY

Dorset Council - 01305 251010
Tax Band: B

AGENTS NOTE

The property has been subject to flooding in the last 5 years. Please ask agent for details.





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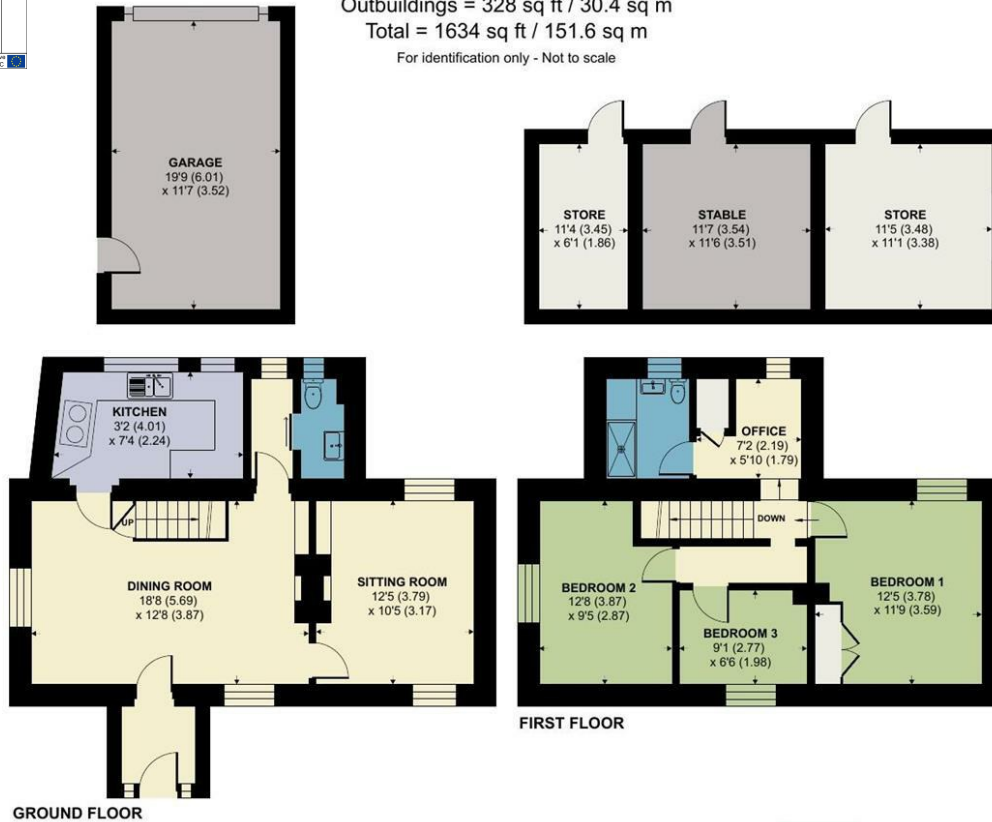
Approximate Area = 1078 sq ft / 100.1 sq m

Garage = 228 sq ft / 21.1 sq m

Outbuildings = 328 sq ft / 30.4 sq m

Total = 1634 sq ft / 151.6 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 2026. Produced for Symonds & Sampson. REF: 1499057



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