



Instinct Guides You



, Dorchester, DT2 7ND
£440,000

- Beautiful Four Bedroom Cottage
- Positioned In The Heart Of Dewlish
- Surrounded By Country Walks
- Double Garage
- Generous Living Room - Feature Fireplace
- Close To Country Pub
- Ground Floor Office / Versatile Accommodation
- Generous Conservatory
- Thatch Roof Fully Restored Approx 2.5 Years Ago
- Active & Welcoming Village Feel



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



A beautifully presented semi-detached four-bedroom cottage with DOUBLE GARAGE nestled in the tranquil village of Dewlish, surrounded by rolling Dorset countryside. Built approximately 25 years ago in the traditional style, Cherry Blossom Lodge blends timeless aesthetics with modern comfort; a modern character cottage that boasts four bedrooms and a versatile ground floor layout.

Dewlish is a quintessential Dorset village with a welcoming pub, active church, and village hall surrounded by rolling countryside. The village sits within Dorchester Area Schools Partnership (DASP) catchment including Cheselbourne, Milborne St Andrew, and Puddletown First and Middle Schools, and Thomas Hardy senior schools & Dorchester's further wealth of amenities.

Inside the hub of the home is the generous living room, it offers ample space for a family with a feature fireplace creating a focal point. Double doors lead to a large conservatory at the rear which further increases the footprint and enjoys attractive views of the garden.

The kitchen enjoys ample cabinetry with views into the garden and is spacious enough for a dining table with direct access outside. A utility offers practicality with space for appliances. The ground floor offers excellent versatility in the form of a second reception room/ home office.

Rising to the first floor there are four bedrooms and the family bathroom. Bedroom one is a brilliant size and benefits a shower room en-suite, the further three bedrooms are all double rooms. The family bathroom completes the property and comprises a bath with shower over, wash hand basin and W.C set against pale blue timber panelling.

The rear garden is a true gem with a range of established trees and shrubs its offers a pleasant green space with a sunny westerly aspect. A decked area offers a superb space to entertain before a lawn leads to a double garage at the rear offering excellent scope, versatility and practicality.

Living Room 19'3" x 11'10" (5.89 x 3.63)

Kitchen 11'6" max x 10'9" max (3.53 max x 3.29 max)

Utility Room 5'8" x 4'9" (1.75 x 1.47)

Office 11'7" max x 9'5" max (3.55 max x 2.88 max)

Conservatory 17'4" max x 10'0" max (5.30 max x 3.05 max)

Bedroom One 11'11" x 11'7" (3.64 x 3.55)

Bedroom Two 12'11" max x 11'8" (3.95 max x 3.56)

Bedroom Three 11'11" max x 8'9" (3.64 max x 2.68)

Bedroom Four 10'4" x 9'9" (3.17 x 2.99)

Garage 18'6" x 18'2" (5.66 x 5.56)





Cherry Blossom Lodge, Dewlish, Dorchester, DT2

Approximate Area = 1497 sq ft / 139 sq m
 Garage = 339 sq ft / 31.4 sq m
 Total = 1836 sq ft / 170.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with BREEAM Property Measurement Standards according to International Property Measurement Standards (IPMS) Standard 2018. © MowlamTominey 2022. Produced for Mowlam Tominey Ltd. REF: 1336682



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	58	71

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		