

Symonds
& Sampson

Melchester

Dorchester Road, Frampton, Dorchester,

Melchester

Manor Farm Dorchester Road
Frampton Dorchester DT2 9ND

A unique detached house with 2 bedrooms in the village of Frampton, with parking and an open South facing terrace.



- Bespoke interiors
- Detached dwelling
- Off street parking
 - Country views
- 2 reception rooms
- Ensuite shower room
 - Stylish kitchen
- External terrace and store room
 - Utility room
 - No chain

Guide Price **£275,000**

Freehold

Dorchester Sales
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THE PROPERTY

'A unique detached coach house style property in the village of Frampton, forming part of the Manor Farm Cottages. Previously owned by a cabinet maker, the property has had some lovely individual and bespoke touches throughout, such as built in cabinets, shelving, desk, timber flooring and kitchen units. The open plan kitchen / dining / living room offers a sociable space, with an external door to the side of the building and window to the front. The kitchen units are hand built, with clever storage solutions, large built in dresser, fitted fridge/freezer, dishwasher and gas range oven and hob (Calor gas bottle) all set amongst striking yellow worksurfaces and matching tiling. The additional reception room is a spacious room with glazed door and full length windows to the front terrace and fitted shelving and a desk. At the back of the room is a cupboard with the hot water tank, electric boiler, sink, space and plumbing for a washing machine.

Open stairs rise to a half landing which leads to a double bedroom with a multi-timber bed wall panel with 2 side lights. Around the back of the panel is a walk in wardrobe area and there is a light and airy shower room. Further open stairs leads to another spacious double bedroom, landing area and stylish bathroom with a wealth of natural light.

OUTSIDE

To the front of the property is an open raised terrace with view to the front over Frampton Park and space for outside dining. To the side of the property there is a handy secure store room for outdoor equipment etc.

There is one off road parking space just in front of the property.

SITUATION

The property is situated in Frampton, a designated Area of Outstanding Natural Beauty and conservation area. The village lies a short distance from Maiden Newton, which is well served by a range of local amenities including shops, a first school, doctor's surgery, petrol station with convenience store, public house, village hall, and a railway station on the Weymouth/Dorchester to Bath/Bristol Temple Meads line. The property is also within the catchment area for The Thomas Hardy School in Dorchester.

Dorchester, the county town, is approximately 5 miles away and offers a comprehensive range of facilities, including the county hospital, well-regarded schooling, and a variety of leisure amenities. The town provides a good mix of independent and national retailers, while the ongoing Brewery Square development offers an excellent

selection of restaurants, a cinema, and shops.

The centres of Dorchester, Bridport, Yeovil, and Sherborne are all readily accessible. Rail services are available from Dorchester South (to London Waterloo) and Dorchester West (to Bristol Temple Meads), with a further mainline station at Yeovil Junction. There are also convenient road links via the A30 and A37.

DIRECTIONS

What3words ///manly.outraged.implanted

SERVICES

Mains electric, water and drainage.
Electric central heating.

Broadband - Ultrafast speed available.

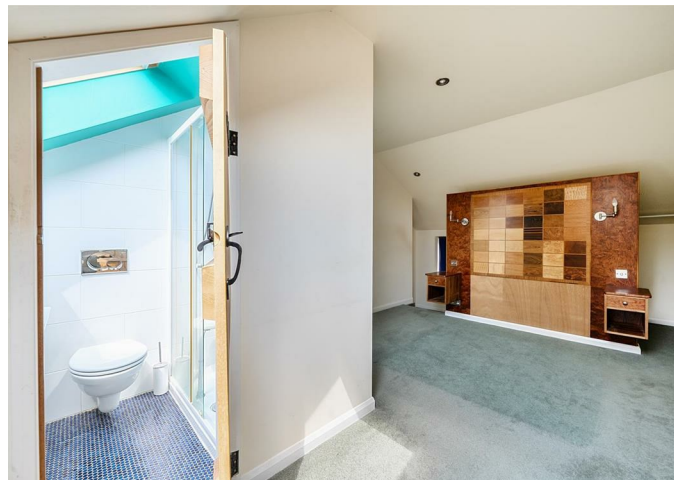
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
(<https://www.ofcom.org.uk>)

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

AGENTS NOTE

The property is found within a conservation area.
Manor Farm Cottages service charge for the maintenance of the private road and parking space = £40 per month

Photos taken July 2026



Dorchester Road, Frampton, Dorchester

Approximate Area = 1090 sq ft / 101.2 sq m

Limited Use Area(s) = 159 sq ft / 14.7 sq m

Outbuilding = 22 sq ft / 2 sq m

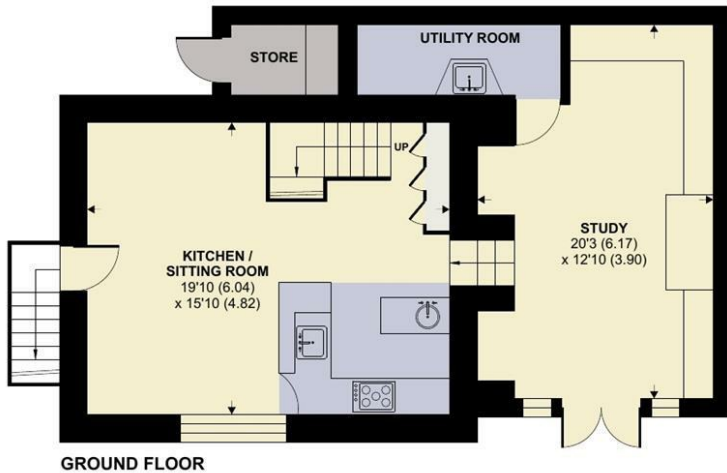
Total = 1271 sq ft / 117.9 sq m

For identification only - Not to scale



Energy Efficiency Rating			Current	Potential
Energy efficiency class - lower ranking is better				
100-125	A	95-125		
80-100	B	75-85		
65-80	C	65-75		
50-65	D	55-65		
35-50	E	45-55		
20-35	F	35-45		
5-20	G	25-35	23	38
Average efficient - higher ranking is better				
England & Wales				
EPC Domestic				
2020/11/11				

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: 1494855



Dorchester/KW/29.07.26



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All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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