



Symonds
& Sampson

2 Fields Barn

Winfirth Newburgh, Dorchester, Dorset

2 Fields Barn

Winfirth Newburgh, Dorchester
Dorset, DT2 8HB

A charming three-bedroom barn conversion in a peaceful village setting, just moments from the Jurassic Coast.



- Charming three-bedroom barn conversion
 - Peaceful cul-de-sac village setting
 - 10 minute drive from Jurassic Coast
 - Spacious, light-filled sitting room
 - Wood-burning stove with fireplace
 - Modern kitchen with French doors
 - Private enclosed courtyard garden
 - Garage and allocated parking space

Guide Price £395,000

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

Converted in the early 1980s, this charming three double-bedroom barn conversion is discreetly positioned within a peaceful cul-de-sac beside the church, on the edge of the highly sought-after Purbeck village of Winfrith Newburgh. With the stunning Jurassic Coast just moments away, the property is perfectly suited as a main residence, second home, holiday retreat, or investment opportunity.

A welcoming entrance hall, complete with a generous storage cupboard, offers a practical space for coats and footwear. The spacious sitting room is wonderfully light and inviting, with windows and French doors opening to the front of the property. An attractive fireplace with a fitted wood-burning stove forms a cosy focal point, while open stairs rise to the first floor.

The contemporary kitchen/breakfast room also features French doors leading out to the courtyard garden, creating an excellent setting for indoor-outdoor living and entertaining. The room is well appointed with modern cabinetry and integrated appliances, including a double oven, dishwasher, and washing machine, together with a free standing tumble dryer.

Upstairs, a bright and airy landing provides access to three well-proportioned double bedrooms. The family bathroom is fitted with a bath and separate shower cubicle, completing the well-balanced accommodation.

OUTSIDE

Externally, the property benefits from a charming enclosed rear courtyard garden, thoughtfully paved to provide a private and low-maintenance setting, ideal for al fresco dining and easily accessed from the kitchen. A pathway leads from the courtyard to a secure pedestrian gate, providing convenient rear access to the garage area. The garage is equipped with power and lighting, houses the oil tank, and offers useful additional storage within the roof space.

To the front, a communal lawned area with small trees offers an attractive outlook towards the church. The property also benefits from one allocated parking space. The privately owned front garden is mainly laid to lawn and enhanced by a selection of established shrubs.

SITUATION

Situated in the sought-after Purbeck village of Winfrith Newburgh, the property enjoys close proximity to the stunning Jurassic Coast, including the renowned West Lulworth and Durdle Door. The village offers a good range of amenities, including an award-winning village shop, hairdresser, village hall, first school, pre-school and parish church. Two village inns are located nearby, along with an abundance of scenic walks through rolling chalk downland and surrounding heathland.

Winfrith Newburgh benefits from direct access to the A352, providing convenient routes to Dorchester to the west and Wool to the east, with onward connections to Wareham, Poole and the A31

via Bere Regis. Wool railway station offers mainline services to London, while the coastal town of Weymouth is approximately 3 miles away.

DIRECTIONS

What3words:///invisible.plotted.heap

SERVICES

Mains electricity, water and drainage are connected.

Oil fired central heating.

Mains gas line comes in to the private road giving potential to connect to mains gas heating.

Broadband - Superfast 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: E (Dorset Council - 01305 251010)

MATERIAL INFORMATION

The property falls within a conservation area.

The residents of each of the eight properties at Fields Barn currently contribute an annual sum of £300 per property towards the maintenance of the communal areas. This contribution covers public liability insurance, gardening, and the general upkeep of the shared areas.



