

Symonds  
& Sampson



5A Little Britain  
Dorchester, Dorset

# 5A Little Britain

Dorchester, Dorset  
DT1 1NN

An attractive converted stone farmhouse by CG Fry Builders, offering three bedrooms, an enclosed garden, carport, and parking, situated on the edge of Fordington, close to Dorchester town centre and riverside walks.



- CG Fry renovation
- Enclosed, sunny walled garden
- Carport and additional parking space
  - Quiet cul-de-sac location
  - Close to town conveniences
    - Wood-burning stove
  - Family kitchen/dining room
    - Ground floor WC
- Potential to reinstate an en-suite

Guide Price **£395,000**

Freehold

Dorchester Sales  
01305 261008  
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## THE PROPERTY

Fully renovated in 2006 by the renowned builders CG Fry, this attractive semi-detached home combines charming period features with the convenience of modern fixtures and fittings. Situated within an exclusive courtyard development of similar converted properties, the house further benefits from a gated carport and an additional parking space.

Tucked away in a quiet cul-de-sac, just a short walk from Fordington and the town centre, this appealing stone-built property offers well-balanced and spacious accommodation throughout. The sitting room enjoys views over the sunny rear garden and features a wood-burning stove, creating a warm and inviting living space.

The open-plan kitchen/dining room spans the full width of the property, providing ample space for both family living and entertaining. The kitchen is fitted with a range of units offering ample storage, together with a double oven, gas hob with extractor fan, integrated dishwasher, and space for an American-style fridge freezer and washing machine. A convenient ground floor cloakroom with WC completes the downstairs accommodation.

On the first floor are three bedrooms. The principal bedroom is a particularly well-proportioned room with

built-in wardrobes and an attractive fireplace. A wash hand basin remains in place, along with a section of wall indicating the former position of an en-suite, offering potential for reinstatement if desired.

There is a further double bedroom to the front of the property, also benefiting from built-in storage, while the third bedroom has been fitted with a full wall of built-in wardrobes. The family bathroom is finished in a traditional style and includes a large modern shower cubicle.

## OUTSIDE

The rear courtyard garden enjoys a southerly aspect and is fully enclosed by high stone walls, creating a private and secluded feel.

There is a carport providing parking and additional storage at the far end, as well as in the eaves. In addition, there is an extra parking space located in front of the carport.

## SITUATION

Located in the desirable Fordington area of Dorchester, the property is ideally placed for scenic countryside walks and the open spaces of Salisbury Fields. Dorchester town centre is within easy reach, offering a wide range of shops, restaurants, and leisure facilities, including the popular Brewery Square development. Dorset County Hospital is also nearby.

Dorchester is well served by excellent transport links, with Dorchester South and Dorchester West stations providing direct services to London Waterloo and Bristol Temple Meads, respectively.

## DIRECTIONS

what3words///unite.just.famous

## SERVICES

All mains services are connected.  
Gas central heating.

Broadband - Ultrafast speed available

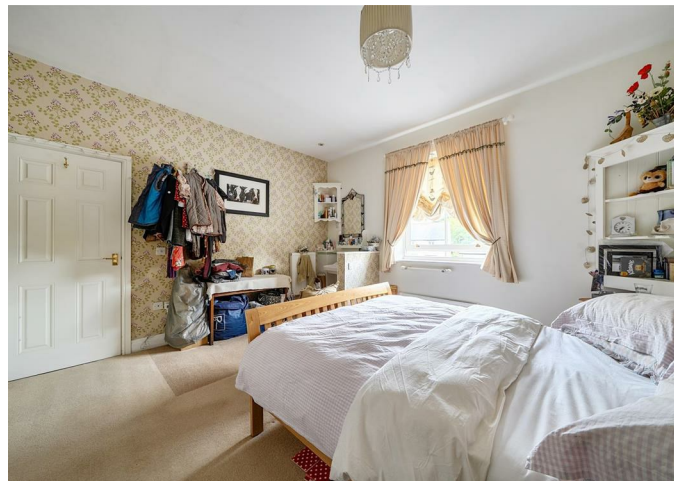
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.  
(<https://www.ofcom.org.uk>)

Council Tax Band: D Dorset Council - 01305 251010)

## MATERIAL INFORMATION

Please note that access to the property is via the rear of the house, directly through the courtyard garden, as there is no front entrance.

The carport is accessed via a gated shared driveway. The owner of 5A Little Britain is responsible for a one-seventh contribution towards any maintenance costs for the access drive, if required.

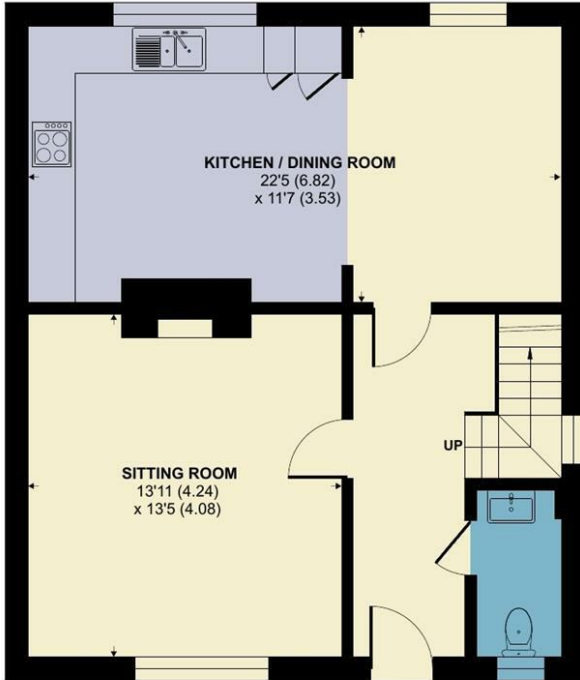




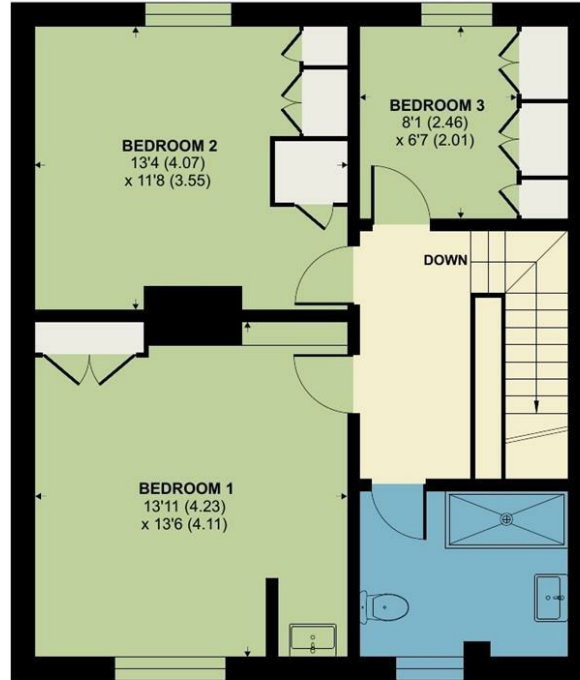
# Little Britain, Dorchester

Approximate Area = 1184 sq ft / 109.9 sq m

For identification only - Not to scale

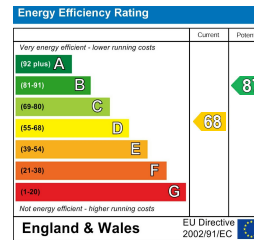


GROUND FLOOR



FIRST FLOOR

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: 1453701



Dorchester/KWI/12.05.2026



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