



Symonds
& Sampson

1 Natalia Terrace

Higher Frome Vauchurch, Dorchester, Dorset

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Higher Frome Vauchurch
Dorchester
Dorset DT2 0AR

A charming end terrace cottage with courtyard garden and side garden situated on the edge of this popular and well-served village.



- End of terrace cottage
 - 2 bedroom
 - Period features
 - Pretty garden area
 - Village location
 - Conservation area

Guide Price £220,000

Freehold

Dorchester Sales
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THE PROPERTY

A charming two bedroom period cottage with garden and some countryside views, set within the conservation area on the edge of this popular village.

ACCOMMODATION

This delightful end terrace cottage is well presented throughout, enjoys a pretty garden and character features including a woodburning stove.

The cottage is light with accommodation comprising; sitting room with wood burner, space for table and chairs, stairs off the sitting room and storage heater. Fitted kitchen with range of white fronted units with laminate work tops, single built in oven and 4 ring electric hob, space for washing machine. Door to rear garden. To the first floor are 2 bedrooms, one with radiator and electric fire and the second which is currently used as an office has a storage heater. The family bathroom is on the first floor and has a suite of white wash hand basin, WC and corner bath with shower over.

OUTSIDE

The property has pedestrian access from the side of the property to the rear garden area. There is a paved area which can accommodate a table and chairs. There is a useful store room/shed.

To the side of the cottage is an area of mature shrubs and trees, currently slightly overgrown, which could be used as additional garden or even has the potential to create off road parking with necessary planning consent.

SITUATION

Maiden Newton is a vibrant village, well served by a range of local amenities including a selection of shops, a primary school, doctor's surgery, petrol station with convenience store, public house, and a railway station on the Dorchester to Bristol line. The property is situated within the conservation area.

Approximately 7 miles to the west lies the picturesque town of Beaminster, known for its historic square and variety of independent shops and boutiques. Both the county town of Dorchester and the market town of Bridport are within about 10 miles. Dorchester also benefits from Dorset County Hospital and offers mainline rail services to London Waterloo. The area is also renowned for its excellent schools, and there are many footpaths and bridleways across the beautiful surrounding countryside. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding coastal walks and the opportunity to enjoy a number of water sports activities.

DIRECTIONS

What3words:///flush.curtains.chatting

SERVICES

Mains water, electricity and drainage.
Electric heaters to some rooms.

Broadband - Superfast speed available

Mobile - Mobile coverage is likely available outdoors, though may be limited indoors (<https://www.ofcom.org.uk>)

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

AGENT NOTE

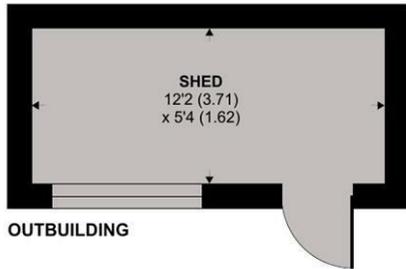
The property falls within a conservation area. There is pedestrian access across the rear of the property in favour of No 2.



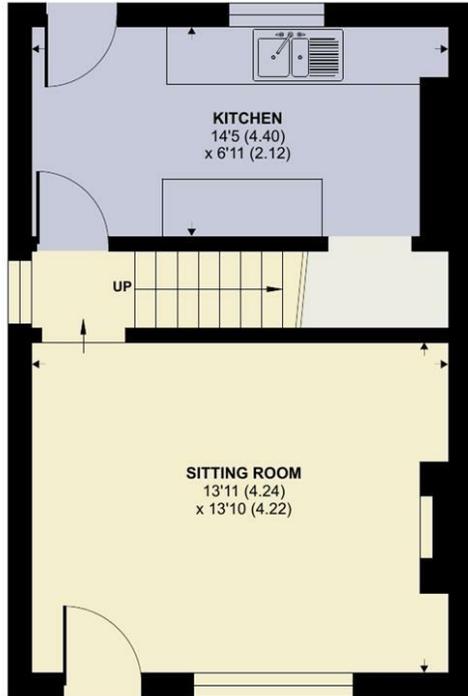
| Energy Efficiency Rating | | Current | Potential |
|------------------------------------------------|-------|---------|-----------|
| Very energy efficient (lowest carbon score) | | | |
| A | 1-2 | | |
| B | 3-4 | | |
| C | 5-6 | | |
| D | 7-8 | | |
| E | 9-10 | | |
| F | 11-12 | | |
| G | 13-15 | 35 | |
| Very energy inefficient (highest carbon score) | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |

Natalia Terrace, Maiden Newton, Dorchester

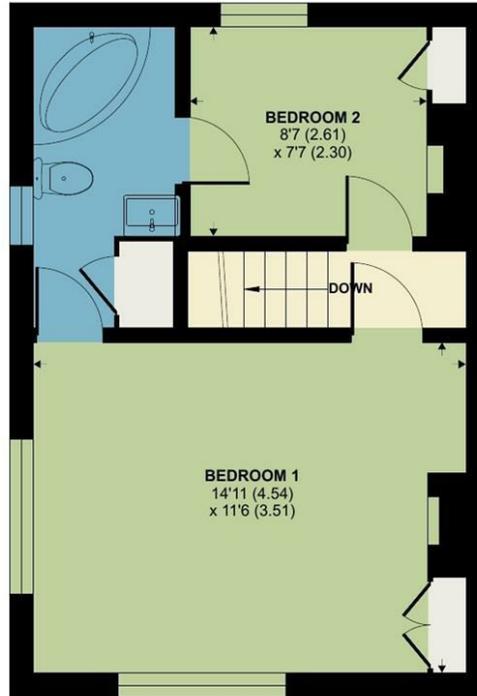
Approximate Area = 644 sq ft / 59.8 sq m
 Outbuilding = 65 sq ft / 6 sq m
 Total = 709 sq ft / 65.8 sq m
 For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1310913



Dorchester/AT/03.9.25



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