

Symonds
& Sampson

Pear Tree Cottage

Pallington, Dorchester, Dorset

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Pallington, Dorchester,
Dorset, DT2 8QU

A charming three-bedroom detached home requiring improvement works, set in a peaceful rural position with large rear garden, garage and parking.



- Detached home in a peaceful setting
 - Requiring improvement works
 - Three bedrooms
 - Three reception rooms
 - Large rear garden
 - Garage and parking

Guide Price **£400,000**

Freehold

Dorchester Sales
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THE PROPERTY

Nestled in a peaceful rural position in the sought-after hamlet of Pallington, this detached character home enjoys open views to the rear and backs directly onto beautiful countryside. Requiring improvement works, including remedial damp treatment and external repairs, the property presents an exciting opportunity for buyers wishing to enhance and create a bespoke family home in an idyllic Dorset setting.

The accommodation is well proportioned and arranged over two floors. To the rear of the house is a generous triple-aspect sitting room enjoying lovely views over the garden, together with a separate dining room and a study providing useful space for home working. The kitchen is fitted with a range of floor and wall mounted units and is complemented by a separate utility room.

Upstairs, the first floor offers three bedrooms and a family bathroom. The principal bedroom is particularly spacious and benefits from fitted wardrobes, while the remaining bedrooms enjoy pleasant outlooks across the surrounding gardens and countryside beyond.

OUTSIDE

One of the property's most impressive features is the substantial rear garden, which extends beautifully away from the house and enjoys a delightful open aspect. Predominantly laid to lawn, the garden provides a wonderful outdoor space with mature trees, established boundaries and an excellent degree of privacy, whilst backing directly onto open countryside.

A charming pathway leads through the garden towards a summer house, creating an ideal setting for outdoor entertaining, gardening or simply enjoying the peaceful surroundings.

Further benefits include a detached garage, with inspection pit, and log store, all adding to the versatility and potential of the property.



Pear Tree Cottage, Pallington, Dorchester

Approximate Area = 1404 sq ft / 130.4 sq m

Garage = 249 sq ft / 23.1 sq m

Outbuildings = 258 sq ft / 23.9 sq m

Total = 1911 sq ft / 177.4 sq m

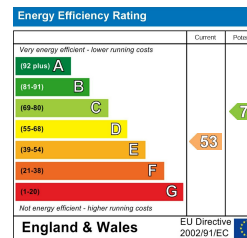
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Symonds & Sampson. REF: 1435594



SITUATION

Pallington Heath is in a rural setting, to the east of the hamlet of Tincleton, which supports a village hall and parish church. It is situated in the beautiful countryside of East Dorset, about nine miles north of the coastal village of Lulworth Cove. Other famous locations such as Durdle Door, Corfe Castle, Bovington Tank Museum and the Swanage Steam Railway are all within an easy drive as are the towns of Wareham and Weymouth.

Puddletown is about four miles to the north-west with amenities including a first and middle schools, a store/sub post office, a village hall, a church and doctor and veterinary surgeries. Crossways, three miles to the south-west, also provides similar local amenities, including a Co-op, a post office and a general store.

The county town of Dorchester is approximately eight miles to the west. Dorchester provides a comprehensive range of shopping and recreational facilities. These include a modern leisure centre, a library, restaurants, cafes/bars and a cinema. The county town also offers an excellent range of facilities including the county hospital. There are many footpaths and bridleways across the surrounding rolling countryside.

Pallington Heath is about four miles south of the A35 which provides good access to Dorchester, Poole and Bournemouth. There are mainline railway services on the Weymouth/Dorchester/London Waterloo line via Poole with the local station at Moreton (about two miles away).

DIRECTIONS

what3words.com/sushi.dynasties.giggled

SERVICES

Mains electricity and water.
Private drainage connected.
Oil fired 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: E (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Photos were taken in March 2026.

Dorchester/ATR/01.06.2026



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