

Symonds
& Sampson

Swallow Cottage

Toller Porcorum, Dorchester, Dorset

Swallow Cottage

School Lane, Toller Porcorum
Dorchester, Dorset, DT2 0DF

An attractive and well-presented four-bedroom detached house with pretty gardens, double garage and carport, positioned in a picturesque village setting surrounded by rolling Dorset countryside.



- Detached house
- Four bedrooms
- Principal bedroom with en suite
 - Two reception rooms
- Pretty front and rear garden
- Double garage and carport
- No onward chain

Guide Price £525,000

Freehold

Dorchester Sales
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THE PROPERTY

Swallow Cottage is an attractive four-bedroom detached home, beautifully positioned in a picturesque village setting surrounded by rolling Dorset countryside. Offering light-filled and spacious accommodation, the property is ideally suited to family living, with thoughtful details and charming features throughout.

Upon entering, a welcoming hallway provides access to the principal ground floor rooms and includes a useful under-stairs cupboard. The sitting room is double-aspect with a wood-burning stove set in a fireplace and sliding doors that open directly onto the rear garden. Adjacent to this is the dining room, which enjoys views over the garden and sits conveniently next to the kitchen.

The kitchen/breakfast room is fitted with a stylish cream Shaker-style kitchen, offers high-quality wall and base units, attractive work surfaces, and coordinating splashbacks. A Rangemaster cooker and integrated dishwasher provide modern convenience, while the engineered oak flooring adds warmth and character. A rear door opens directly into the garden.

Also on the ground floor is a well-appointed cloakroom with a WC and hand basin set into a vanity unit, along with a built-in cupboard housing the washing machine.

Upstairs, the landing leads to four comfortable bedrooms and a contemporary shower room with a large walk-in shower, WC, and wash hand basin, along with a tiled floor and splashbacks.. The principal bedroom has an en suite, complete with a panelled bath, shower cubicle, twin hand basins with vanity storage, a WC, and tiled splashbacks. The remaining three bedrooms are all of a good size.





OUTSIDE

To the front, enclosed gardens are attractively laid out with lawn and gravel, while the rear garden is particularly generous, offering a wide lawn, mature trees and shrubs, and two paved terraces perfect for alfresco dining. From here, attractive views of the surrounding hills can be enjoyed, with a sense of privacy by fencing and trellised walls.

The property also benefits from a double garage with space for a workbench, natural light via a rear window, and scope for additional storage in the rafters. A rear door offers

convenient access to the garden. There is ample parking on the block-paved driveway, as well as a useful carport.

SITUATION

Toller Porcorum is a sought-after village with a sub post office, a modern village hall and church. It is surrounded by beautiful rolling countryside, with the immediate locality being designated as an Area of Outstanding Natural Beauty. There are many footpaths and bridleways interspersed across the countryside for walking and riding.

The nearby bustling and practical village of Maiden

Newton, about 2.5 miles, is well served by local facilities and includes a selection of shops, primary school, doctor's surgery, petrol station/store, public house and railway station on the Dorchester/Bristol line.

The picturesque town of Beaminster, with its historic square and range of shops, including boutiques, is located approximately 7 miles to the west. Both the county town of Dorchester and Bridport are within about 10 miles, with Dorchester offering mainline rail services to London Waterloo and the Dorset County Hospital.

DIRECTIONS

What3words///quickly.hires.bedsread

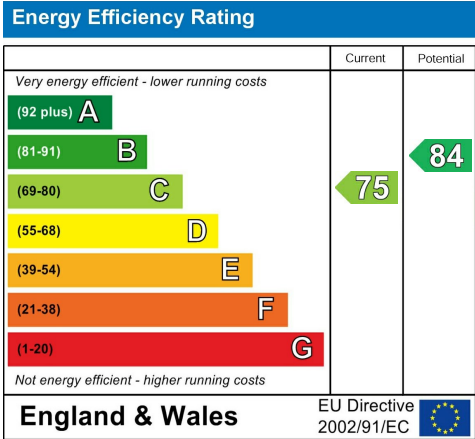


SERVICES

Mains water, electricity and drainage.
 Gas fired central heating. (LPG).

Broadband - Superfast speed available
 Mobile - Likely to have outdoor coverage, with limited indoor coverage
 (<https://www.ofcom.org.uk>)

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



School Lane, Toller Porcorum, Dorchester

Approximate Area = 1640 sq ft / 152.3 sq m

Garage = 359 sq ft / 33.3 sq m

Total = 1999 sq ft / 185.6 sq m

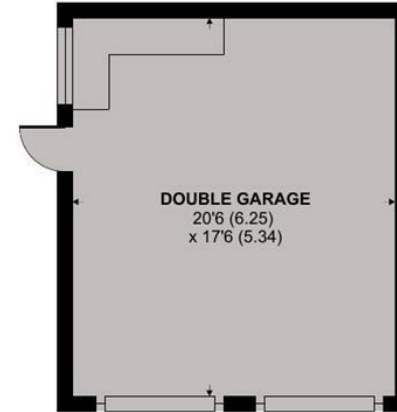
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FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1286629

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Dorchester/ATR/05.01.2026



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