

Symonds
& Sampson



Barton Cottage

Alton Pancras, Dorchester, Dorset

Barton Cottage

1 Alton Barton, Alton Pancras
Dorchester, Dorset, DT2 7RW

A modern four-bedroom link-detached village house with garage and off-road parking in the sought-after Piddle Valley village of Alton Pancras.



- Modern thatched roof with safety standards
- Thatch renewed approximately three years ago
- Peaceful village setting within an AONB National Landscape
- Exclusive development of four properties
 - Private enclosed walled garden
 - Vaulted garden room with skylights
 - Principal bedroom with en suite
 - Garage with utility and parking

Guide Price **£450,000**

Freehold

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THE PROPERTY

An attractive link-detached home, built in approximately 2002 with a modern thatched roof. Beautifully presented throughout, the property offers spacious and well-balanced accommodation, complemented by an enclosed walled rear garden, garage and off-road parking.

A welcoming entrance hall provides access to the principal reception rooms, downstairs cloakroom and access to the rear porch. Solid timber flooring extends through the entrance hall, sitting room and garden room, creating a warm and cohesive feel.

The dual-aspect sitting room is an inviting space, centred around a Hamstone inglenook fireplace with a wood-burning stove. Bespoke alcove shelving and fitted cupboards provide practical storage, while French doors open into the impressive garden room. Designed to make the most of the secluded rear garden, this light-filled space features a vaulted ceiling with skylights, extensive glazing and French doors opening onto the terrace.

The generous kitchen/dining room offers ample space for a family dining table beside French doors leading out to the garden. The bespoke handcrafted kitchen is fitted with solid timber cabinetry and includes a central oil-fired Aga, a separate electric hob, a Belfast sink beneath a shuttered front-facing window, and space for an American-style fridge/freezer.

On the first floor are four well-proportioned bedrooms. The principal bedroom, situated above the archway, is a particularly impressive room with a vaulted A-frame ceiling, skylights, fitted

storage and ample space for additional wardrobes. It also benefits from a secondary staircase leading from the garage, with a large built-in storage cupboard positioned at the top of the stairs. A Jack and Jill en suite shower room connects the principal bedroom with a further double bedroom, which also benefits from built-in wardrobes. There are two additional bedrooms, one with fitted wardrobes, together with a well-appointed family bathroom.

OUTSIDE

The larger-than-average single garage provides ample space for both a vehicle and additional storage. A practical utility area has been fitted along one side, incorporating a sink and plumbing for white goods. The garage benefits from an up-and-over door, power and lighting, internal access to the kitchen, and a staircase leading to the first floor. A gravelled driveway to the front provides off-road parking.

The enclosed walled rear garden enjoys a high degree of privacy and has been thoughtfully landscaped with winding pathways, well-stocked flower beds and a brick-paved terrace adjoining the house, providing an ideal space for outdoor dining and entertaining. A mature apple tree creates a pleasant shaded seating area, while an attractive water feature at the far end of the garden forms a peaceful focal point.

SITUATION

Alton Pancras lies at the head of the popular Piddle Valley, within an area designated as National Landscape (formerly an Area of Outstanding Natural Beauty). Buckland Newton, about one mile to the north, has a revitalised and thriving village store, village hall, church, playing field and first school.

To the south, there is a hairdresser, modern first school and village hall in Piddletrenthide. There is a public house in nearby Piddlehinton and the Brace of Pheasants public house (Plush) can be reached via a nearby public bridlepath. Dorchester and Sherborne are about ten miles, both having a mainline railway station to London Waterloo.

DIRECTIONS

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SERVICES

Mains electric, water and drainage.

Oil fired central heating.

Broadband - Standard 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: F (Dorset Council - 01305 251010)

MATERIAL INFORMATION

The property is not listed.

Photographs were taken in July 2026.

The access to the property, garage and parking is via a shared drive, with joint maintenance responsibilities between all four properties.

The property has a small section of flying freehold where the principle bedroom flies over the shared drive.



Alton Barton, Alton Pancras, Dorchester

Approximate Area = 1587 sq ft / 147.4 sq m

Limited Use Area(s) = 91 sq ft / 8.4 sq m

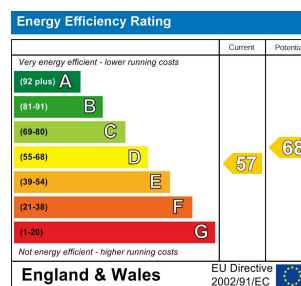
Outbuilding = 207 sq ft / 19.2 sq m

Total = 1885 sq ft / 175 sq m

For identification only - Not to scale



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: 1487876



Dorchester/KWI/03.08.2026



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