

Symonds
& Sampson

Chalmington
Dorchester, Dorset

Abbots Hide

Chalmington, Dorchester,
Dorset, DT2 0HB

A wonderfully secluded detached country cottage set in 7.11 acres of glorious gardens, woodland and pasture, hidden away in the heart of the Dorset countryside. Agricultural Occupancy Condition (Agricultural Tie).



 7.11 acre(s)

- Beautifully secluded detached country cottage
 - Set within 7.11 acres
- Agricultural Occupancy Condition (Agricultural Tie)
 - Three bedrooms
 - Occupying a peaceful and private position
 - Walled garden
- Garage/workshop, store and outbuildings
 - Countryside views

Guide Price **£600,000**

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

Tucked away in the heart of its own remarkable grounds and approached through rolling Dorset countryside, Abbots Hide is an exceptionally private and characterful country cottage occupying 7.11 acres of gardens, wooded marshland and pasture. Formerly a traditional cow shed associated with historic Chalmington Manor, the property has evolved into a charming and atmospheric home, quietly positioned at the centre of its land and enveloped by mature gardens, open countryside and far-reaching rural views.

The setting is wonderfully tranquil and unspoilt, with the house enjoying a rare sense of seclusion whilst remaining within easy reach of Dorchester and the Jurassic Coast. A brook meanders along the far boundary of the grounds, beyond which lies an enchanting area of wooded marshland, creating a landscape rich in wildlife and natural beauty. The gardens themselves are believed to have once formed the market garden for Chalmington Manor, remaining in productive use until the 1960s, and today retain an unmistakable sense of history and purpose.

Internally, the cottage offers beautifully individual accommodation extending to approximately 1,500 sq ft, arranged over two floors with an appealingly flexible layout. The principal reception room is particularly striking; a superb vaulted sitting room of impressive proportions with exposed timbers and excellent natural light, creating a wonderfully sociable and characterful living space. The kitchen sits centrally within the house and connects well to both the reception areas and bedroom accommodation.

The ground floor also provides a bedroom and adjoining utility and bathroom facilities, lending itself well to single-storey living or guest accommodation. On the first floor are two further bedrooms together with an office space.



OUTSIDE

The gardens and grounds are a particular feature of Abbots Hide and form an integral part of its appeal. Sweeping lawns, mature planting and open areas of pasture blend seamlessly into the surrounding landscape, while the wooded marshland and brook create a picturesque and peaceful backdrop. The property enjoys a profound sense of privacy and uninterrupted views across the Dorset countryside.

Beyond the house, the outbuildings significantly enhance the property's versatility. The garage/workshop and adjoining store provide excellent storage, workshop or hobby space and, subject to the necessary planning permissions and consents, may offer potential for imaginative conversion into additional accommodation, studio space or ancillary uses.





SITUATION

Abbots Hide is situated in a wonderful rural, yet accessible location within the hamlet of Chalmington which lies approximately ½ mile from the sought after village of Cattistock where a range of day-to-day facilities can be found including an excellent pub, village stores with post office and a beautiful 19th century church. The larger village of Maiden Newton is within 2 ½ miles of the property where a further selection of facilities can be found, along with a primary school.

The major towns of Yeovil and Dorchester are 13 and 9 miles away respectively, both offering an excellent selection of shopping, recreational and scholastic facilities, together with mainline railway stations.

West Dorset is renowned for its beautiful rolling countryside with numerous footpaths and bridleways to enjoy the surrounding countryside. The beautiful coastline is also within easy reach.

DIRECTIONS

what3words///surreal.column.piglet

SERVICES

Mains electricity.
Mains water.
Private drainage.
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)

AGENTS NOTE

Right of way or neighbours right of way over drive.

Agricultural Tie

The occupation of the dwelling shall be limited to the persons employed or last employed, locally in agriculture, as defined in Section 290(1) of the Town & Country Planning Act, 1971 or in forestry or the dependants of such persons.



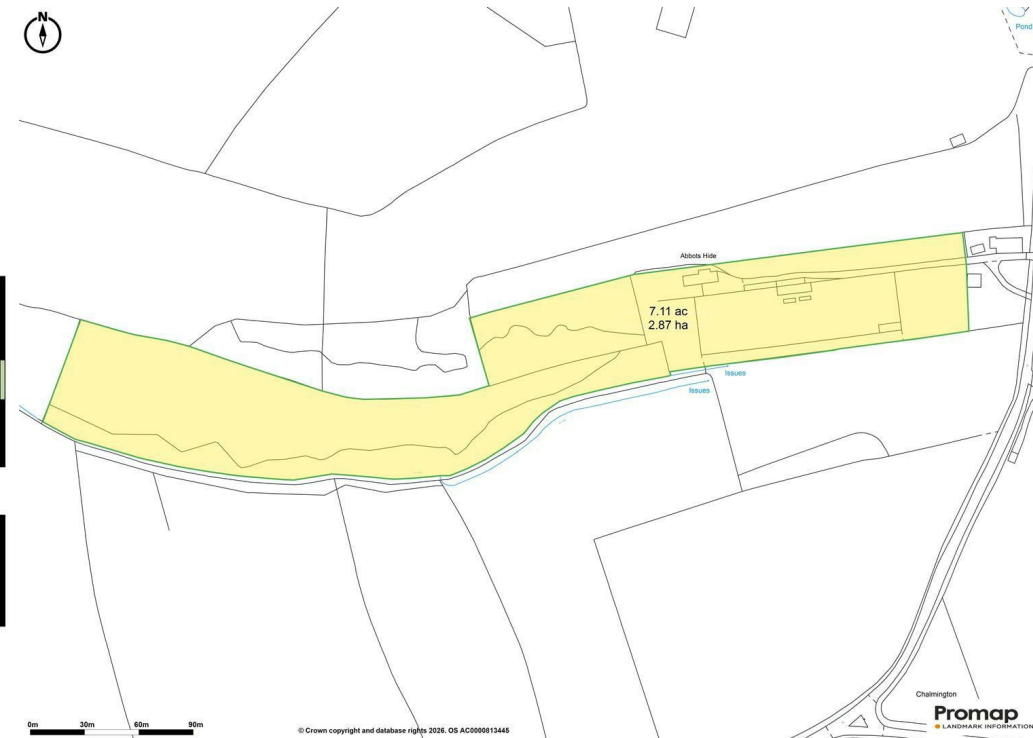
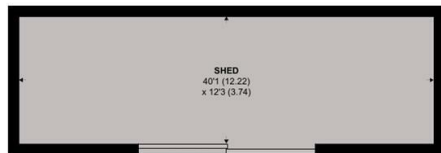
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Chalmington, Dorchester

Approximate Area = 1502 sq ft / 139.5 sq m
 Limited Use Area(s) = 113 sq ft / 10.4 sq m
 Garage = 972 sq ft / 90.3 sq m
 Outbuilding = 491 sq ft / 45.6 sq m
 Total = 3078 sq ft / 285.8 sq m



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Symonds & Sampson. REF: 1414929



Dorchester/ATR/12.05.2026



01305 261008

dorchester@symondsandsampson.co.uk
 Symonds & Sampson LLP
 9 Weymouth Avenue, Brewery Square,
 Dorchester, Dorset DT1 1QR



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

An aerial photograph of a large estate. In the center, a large green field with distinct mowed stripes is visible. To the left of this field is a large, light-colored barn. To the right is a blue swimming pool. In the foreground, a two-story house with a red roof is partially obscured by trees. In the background, a large, multi-story building with a grey roof is situated on a hillside. The surrounding landscape consists of rolling green hills, fields, and scattered trees under a blue sky with light clouds.

Symonds
& Sampson