

London House & Cottage







London House & Cottage

East Knighton, Dorchester, Dorset, DT2 8LL

An exceptional opportunity to purchase two adjoining properties offered as one lot. Comprising a five-bedroom main residence and a three-bedroom cottage, both with their own gardens and parking, the properties are ideally suited to multi-generational living, holiday letting or income generation. Further benefits include a double garage, outbuildings, summer house and over 3,300 SqFt of combined accommodation.

- Two adjoining properties offered for sale as one lot
- Ideal for multi-generational living or income potential
- Rural location close to Wool, Dorchester and the Jurassic Coast
- London House with double garage, outbuildings and summer house
- CTB F & C | EPC Bands C & C
- Spacious 5-bedroom house and 3-bedroom cottage
- Approx 3,338 SqFt of combined accommodation
- Separate gardens and driveway parking for both properties
- London Cottage with independent entrance, garden and parking
- Freehold

Guide Price £850,000

Stags Dorchester

01305 443443 | dorchester@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

STAGS

@StagsProperty

SITUATION

Situated in the rural hamlet of East Knighton, London House and London Cottage enjoy an attractive countryside setting whilst remaining conveniently placed for access to the nearby village of Wool, which offers a range of everyday amenities and a mainline railway station.

The popular Countryman Inn is within walking distance of the property, with a number of farm shops and local producers found throughout the surrounding area. The dramatic Jurassic Coast, including Lulworth Cove and Durdle Door, lies within easy reach, together with excellent walking, riding and cycling in the surrounding Dorset countryside. Dorchester and Wareham are both readily accessible, providing a wider range of shopping, educational and recreational facilities.

DESCRIPTION

A unique opportunity to acquire a substantial five-bedroom house and adjoining three-bedroom cottage, offered for sale as a single lot. Together extending to approximately 3,338 sq ft, the properties offer excellent flexibility for multi-generational living, supplementary income or guest accommodation.

THE HOUSE

London House is a spacious family home with well-balanced accommodation arranged over two floors. The heart of the property is the impressive kitchen/dining room, fitted with a range of modern units and featuring an Aga. A generous sitting room benefits from a wood-burning stove, whilst a study, office and utility room provide further versatility.

On the first floor are five bedrooms, including a principal bedroom with en suite, together with a family bathroom.

Council Tax Band F | EPC Band C













THE COTTAGE

London Cottage provides well-presented three-bedroom accommodation with its own entrance, garden and parking. The ground floor includes a kitchen, sitting room, dining room with wood-burning stove, utility room and family bathroom, whilst the first floor offers three bedrooms and a shower room.

The cottage is ideally suited to extended family, guests or income potential.

Council Tax Band C | EPC Band C

OUTSIDE

Both properties enjoy private gardens and separate parking.

London House benefits from a pivate driveway, double garage with store over, outbuildings and a summer house, together with an enclosed garden laid principally to lawn, with the addition of mature trees and shrubs.

London Cottage has its own driveway and enclosed rear garden with patio and lawn.

SERVICES

Mains electricity, water, gas and drainage. Separate heating systems serving each property.
Predicted broadband services and mobile coverage can be found on the Ofcom website.
Local Authority: Dorset Council.

VIEWINGS

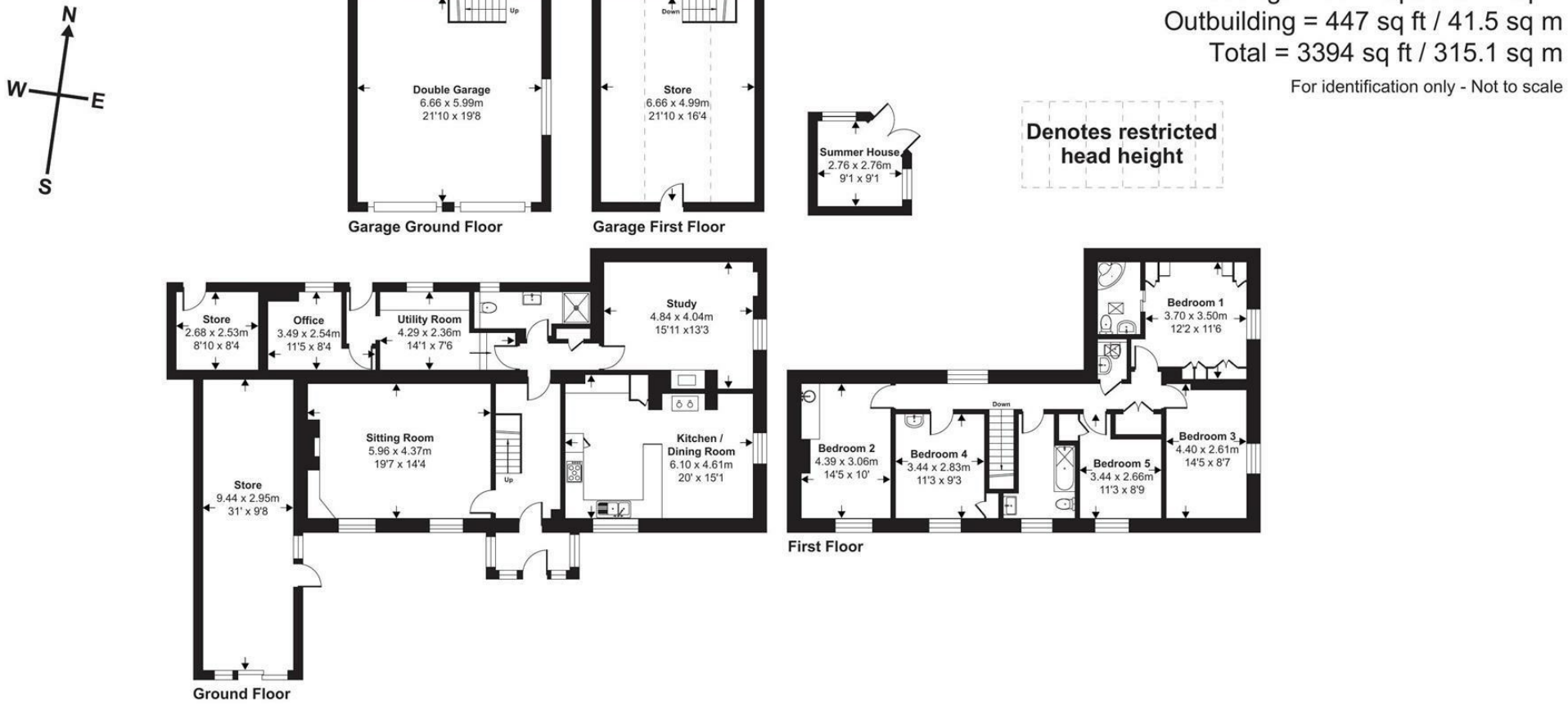
Strictly via Stags Estate Agents only.

DIRECTIONS

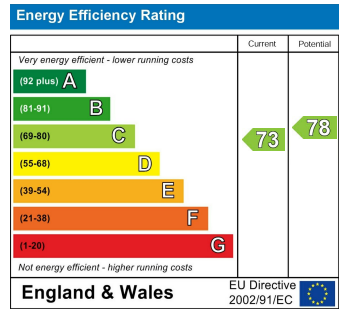
What3Words: ///computer.ferrets.contained

Google Drop Pin: https://maps.app.goo.gl/njHHtXK1AfGf55Mq8

Approximate Area = 2160 sq ft / 200.6 sq m
Limited Use Area(s) = 212 sq ft / 19.6 sq m
Garage = 575 sq ft / 53.4 sq m
Outbuilding = 447 sq ft / 41.5 sq m
Total = 3394 sq ft / 315.1 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 Stags. REF: 1508465

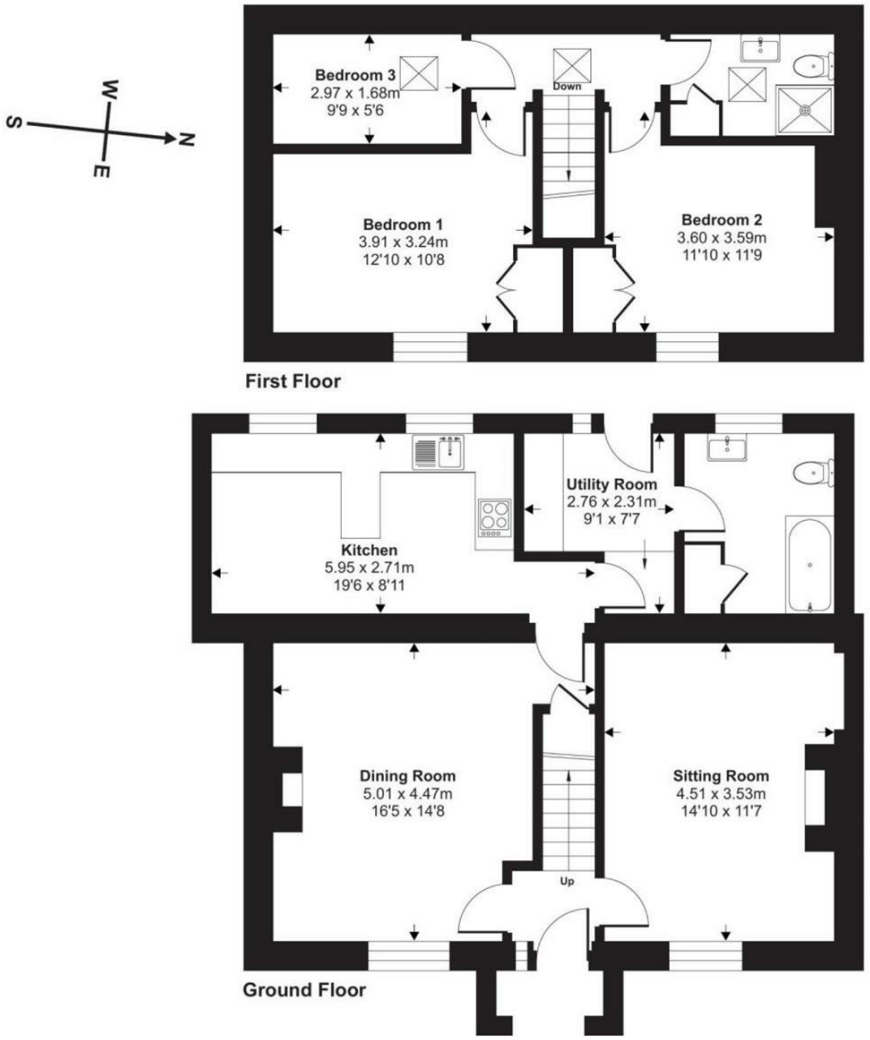


STAGS

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Approximate Area = 1178 sq ft / 109.4 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 Stags. REF: 1508466








STAGS