

Symonds
& Sampson

Beech Tree Close

Cattistock, Dorchester, Dorset

7

Beech Tree Close, Cattistock,
Dorchester, Dorset, DT2 0JN

Spacious and private detached bungalow in a quiet cul-de-sac, with river frontage, generous garden and far-reaching countryside views.



- Detached bungalow
- Three/four bedrooms
- Unspoilt views
- Double garage and driveway
- Quiet cul-de-sac location
- Popular village
- In all 1.63 acres

Guide Price £760,000

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

This spacious and light-filled bungalow is set back within a quiet cul-de-sac, enjoying a delightful open outlook to the rear and a high degree of privacy.

The property offers well-proportioned and flexible accommodation comprising an entrance lobby, hallway, sitting/dining room, conservatory, kitchen/breakfast room, three double bedrooms, a study, bathroom and a separate WC.

The sitting/dining room is triple aspect, creating a bright and airy feel, with a bay window to the front and sliding doors opening into the conservatory. The conservatory provides an additional reception area and enjoys attractive views over the garden and surrounding countryside.

The kitchen/breakfast room is fitted with a range of floor and wall-mounted units, offering ample storage and workspace, with sufficient room for a table and chairs, making it ideal for everyday dining.

The property also benefits from high energy efficiency, with a strong EPC rating. It is heated via an oil-fired system and further enhanced by 20 privately owned solar panels, supported by two 10 kWh solar battery units. This thoughtful combination helps to reduce running costs while creating a sustainable and energy-efficient home.

OUTSIDE

A particular highlight of the bungalow is the superb south-west facing rear garden, which extends down to the River Frome and enjoys stunning, uninterrupted and far-reaching views across the surrounding countryside.

The garden is predominantly laid to lawn, complemented by well-established flower and shrub borders, creating a mature and attractive setting. Within the garden is a summer house with power and light connected, offering excellent versatility as a home office, studio or occasional guest bedroom.

To the front of the property is a generous driveway providing ample parking and leading to a double garage with power, lighting and up-and-over doors.





SITUATION

Cattistock is within both a Conservation Area and Area of Outstanding Natural Beauty. Cattistock is a village of considerable character and has a village store/post office, children's playground, noted Victorian parish church and well regarded public house (The Fox and Hounds), tennis courts, cricket club and football pitch.

Local facilities in Maiden Newton, about 1.5 miles, include shops, petrol station, primary school, doctor's surgery and rail station on the Dorchester/Yeovil to Bristol line. This is one of the few villages in the area to have a wide range of facilities including a public house, The Chalk & Cheese.

There are many more hosteries in the surrounding area including the renowned Summer Lodge at Evershot.

The beautiful rolling countryside is well interspersed with footpaths and bridleways giving access to many areas of outstanding beauty.

The area is renowned for schooling. State schools include primary schools at Maiden Newton and Evershot and secondary school at Beaminster. Preparatory schools at Sherborne, Leweston, Sunninghill, Knighton House and Sandroyd. Public schools include Sherborne (boys and girls), Leweston (girls), Canford, Bryanston, Milton Abbey and St Mary's Shaftesbury (girls).

DIRECTIONS

What3words///hoping.livid.calculating

SERVICES

Mains electricity, water and drainage are connected.

Oil-fired central heating.

20 privately owned solar panels.

Two solar panel batteries, each with 10 kWh storage.

Broadband - Superfast 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)

AGENTS NOTE

Although the vendor uses all the land to the rear of the bungalow as garden, part of it is classed as agricultural.



Beech Tree Close, Cattistock, Dorchester



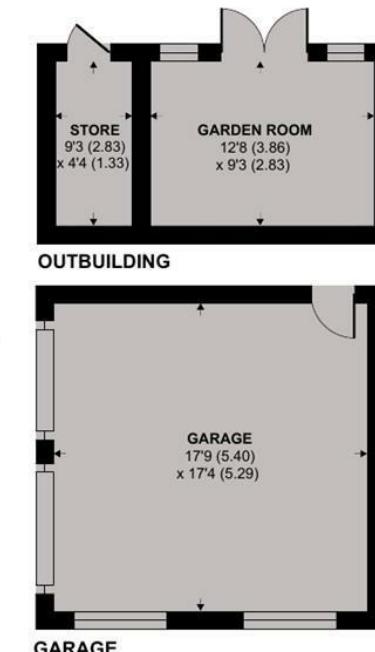
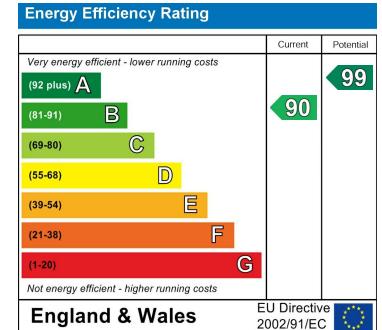
Approximate Area = 1727 sq ft / 160.4 sq m

Garage = 307 sq ft / 28.5 sq m

Outbuilding = 159 sq ft / 14.7 sq m

Total = 2193 sq ft / 203.6 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: 1407378



Dorchester/ATR/11.02.2026



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: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds & Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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