



# Willow Mead

Toller Porcorum, Dorchester, Dorset

# Willow Mead

Kingcombe Road, Toller Porcorum  
Dorchester, Dorset, DT2 0DG

An attractive and spacious detached bungalow, nestled in a peaceful village and surrounded by beautiful rolling countryside. Offering four spacious bedrooms, two reception rooms, a separate utility and a double garage.



- Detached bungalow
- Non-standard construction
- En suite shower room
- Attractive gardens with countryside views
- Double garage and driveway
  - No forward chain
  - Village location

Guide Price £650,000

Freehold

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## THE PROPERTY

Willow Mead is an attractive detached bungalow, custom-designed and built in 1984. Constructed using Swedish Scandia-Hus timber framing, it features brick-faced elevations beneath a pitched, hipped and concrete-tiled roof.

At the rear of the bungalow, the spacious dual-aspect sitting room enjoys views over the garden and the countryside beyond. A feature fireplace adds character, while double doors open directly onto the garden. The kitchen is well-equipped with a range of floor and wall-mounted units, and a separate utility room provides additional storage and space for white goods. Oak flooring extends from the entrance hall into the dining room and bedroom lobby. The generous dining room, accessed via double doors, also benefits from double doors leading out to the garden, making it ideal for entertaining.

There are four well-proportioned bedrooms, with the principal bedroom featuring an en suite shower room. A family bathroom and a separate WC, conveniently located off the entrance hall, complete the accommodation. Additionally, the property benefits from triple glazing throughout.

## OUTSIDE

Willow Mead is set back from the road, offering privacy and seclusion. It is approached via double wooden gates, with a separate pedestrian access gate leading to a large driveway and a brick built double garage. One garage door is an up-and-over with remote control, while the other features double casement doors with extra height, ideal for accommodating a 4x4 or caravan. Additionally, there is a large wooden garden shed elevated on brick piers, providing extra outdoor storage.

The front garden is mainly laid to lawn, complemented by a variety of shrubs, paved pathways and a pedestrian gate leading to a covered passage adjoining the garage.

The rear garden enjoys beautiful countryside views and features a paved terrace directly adjoining the bungalow, extending onto a generous lawn with well-stocked flower and shrub borders.





## 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.

There are a variety of sporting and leisure pursuits in the area including golf at West Bay and Came Down (Dorchester), Sherborne and Yeovil; fishing on the River Frome, water sports along the Jurassic Heritage coast, as well as racing at Wincanton and Taunton. The Kingcombe Meadows Nature Reserve (180 hectares) run by the Dorset Wildlife Trust and is within 1 mile.



## DIRECTIONS

what3words///fear.prefix.unafraid

## SERVICES

Mains water, electricity and drainage.  
Storage heating.

Broadband - Superfast connection available.  
Mobile - Limited Indoor and likely outdoor.  
(<https://www.ofcom.org.uk>).

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

## MATERIAL INFORMATION

Whilst it is reported that there is a medium risk of river water flooding in the area, we are advised by the sellers that the property has never flooded since it was built in 1984. (<https://check-long-term-flood-risk.service.gov.uk/postcode>)

There is a short stretch of tarmac from Kingcombe Road to the entrance of Willow Mead, with shared maintenance responsibilities between Willow Mead and its two neighboring properties. The tarmac is well-maintained and remains in good condition.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>62</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>25</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Kingcombe Road, Toller Porcorum, Dorchester

Approximate Area = 1641 sq ft / 152.4 sq m

Garage = 431 sq ft / 40 sq m

Total = 2072 sq ft / 192.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Symonds & Sampson. REF: 1247185

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