



Symonds
& Sampson

Midway

Lyons Gate, Dorchester, Dorset

Midway

Lyons Gate, Dorchester,
Dorset, DT2 7AZ

A four bedroom detached bungalow set in 1.29 acres – tucked away in an Area of Outstanding Natural Beauty.



- Detached bungalow set in 1.29 acres
- Peaceful rural setting within an Area of Outstanding Natural Beauty
 - Four well-proportioned bedrooms
- Extensive gardens with mature trees, shrubs, and a spring-fed stream
- Yard with open barn and separate access from the A352
 - Ample off-road parking and double garage

Guide Price **£595,000**

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

Midway is a four bedroom detached bungalow set in 1.29 acres of gardens and grounds, quietly tucked away off a slip road in a small rural hamlet within an Area of Outstanding Natural Beauty. Offering generous living space, versatile accommodation, and wonderful outdoor areas, this property is perfectly suited for those seeking peace, privacy, and scope to create a home tailored to their needs.

Inside, the entrance hall leads to a light and spacious dual-aspect sitting room, complete with a wood-burning stove. Double doors open through to the dining room. The adjoining kitchen is fitted with a range of wall and base units and enjoys a pleasant outlook over the gardens. From the dining room, sliding doors open into the conservatory, a bright and relaxing space that makes the most of the garden views.

The property offers four comfortable bedrooms, each with plenty of natural light, along with a family bathroom featuring a WC, wash hand basin, bath, and separate shower. The layout provides flexibility for family living, guest accommodation, or home office space.





OUTSIDE

The grounds are a particular highlight of Midway. Extending to 1.29 acres, the gardens wrap around the bungalow, with sweeping lawns interspersed with mature trees and established shrubs. A charming spring-fed stream runs through the grounds, crossed by a bridge that leads to a more informal garden area — ideal as a wildlife haven.

At the far end of the plot, with its own access from the A352, lies a yard with an open barn. Previously used as a wood and garden store, this space offers exciting potential



for a variety of uses, from storage or workshops to the possibility of further development, subject to the necessary planning permissions.

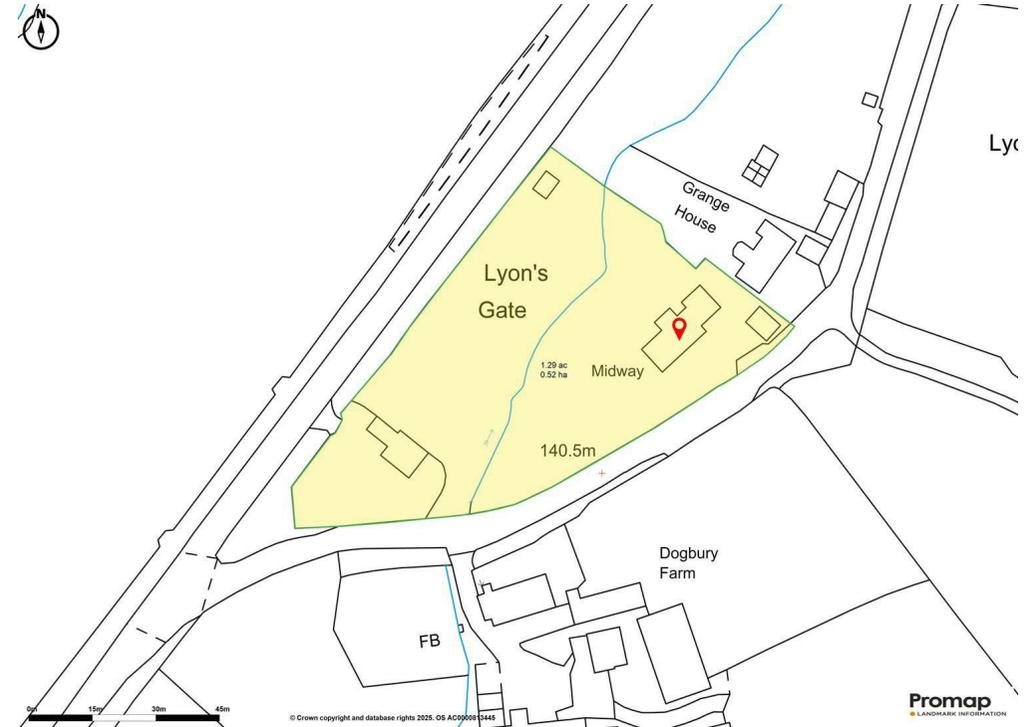
Practical features include a utility room accessed from the garden, an external WC, garden shed, greenhouse and polytunnel.

To the front of the property there is ample off-road parking and a double garage..

SITUATION

Midway lies off a small lane off the Cerne Valley A352 road which provides convenient access to the historic Abbey town of Sherborne (about 8 miles to the north) and the county town of Dorchester (about 12 miles to the south), as well as Yeovil. These towns all provide a wide range of shopping, commercial and educational facilities in the area.

All three towns have mainline railway stations to London/Waterloo. Cerne Abbas, about 3 miles, is noted for its excellent village facilities with a doctors' and dispensing surgery, village store/sub post office, first school, church, modern village hall, tea room and three public houses.



DIRECTIONS

What3words:///springing.tend.breezes

SERVICES

Mains electric and water.

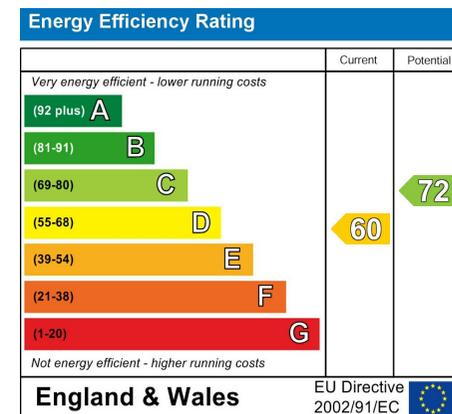
Oil fired central heating.

Private drainage. (Shared with the neighbouring property)

Broadband - Ultrafast 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: D (Dorset Council - 01305 251010)



Midway, Lyons Gate, Dorchester

Approximate Area = 1237 sq ft / 114.9 sq m

Garage / Utility = 292 sq ft / 27.1 sq m

Total = 1529 sq ft / 142 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1334151



Dorchester/ATR/09.03.2026 rev



naea | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

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 and 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