



SPRING COTTAGE

Neals Lane, Chetnole, Dorset



EDGE OF VILLAGE HOUSE WITH ADJACENT GRADE II* COTTAGE

standing on the village periphery with surrounding garden and
paddocks, bordering the River Wriggle.

In all about 2.5 acres



3+2



4+1



3+3



EPC

TBC

Local Authority: Dorset Council

Council Tax band: G

Tenure: Freehold

Postcode: DT9 6PF What3words:///movie.imply.hurry

Services: Mains electricity, water and drainage. Oil-fired central heating.

Viewings strictly by appointment only through Knight Frank LLP



LOCATION

Spring Cottage is situated on the edge of the small village of Chetnole which lies within a Conservation Area. The village has a parish church, cricket club, petanque club, popular pub - The Chetnole Inn and is only 2 miles away from the larger village of Yetminster which has a health centre, pharmacy, veterinary surgery, church, village hall, shop, primary school and sports/social club. For wider needs the Abbey Town of Sherborne (8.5 miles), Yeovil (9 miles) and Dorchester (15 miles) are all within easy reach. Chetnole Halt is a request stop and is on the Bristol to Weymouth line with connection at Castle Cary to London Paddington, as well as a regular service from Sherborne to Waterloo (2 hours 15 minutes). There is a wide choice of schools locally from both the state and independent sectors. These include the well-regarded Gryphon School (state secondary) in Sherborne, Leweston, the Sherborne schools, Perrott Hill and Hazlegrove, which are all within a 12-mile radius.







SPRING COTTAGE

Spring Cottage is a detached property constructed of stone elevations under a clay tiled roof with brick chimneys and a single storey garden room on the southern elevation. The property has accommodation which comprises three main reception rooms with kitchen/ breakfast room, utility room, WC and a large walk-in pantry on the ground floor. There is also a downstairs shower/WC in the garden room which could enable this to be used as bedroom 4. On the first floor there are three double bedrooms, two of which have their own dressing rooms and ensuite bath/shower rooms. There is a further family bathroom which serves bedroom 3. There is a lift leading from the utility room up to the dressing room of bedroom 2. The secondary cottage / annexe is a Grade II* listed detached dwelling constructed of stone elevations under a thatched roof with a tiled single storey extension. This has been used as ancillary accommodation and currently does not have a kitchen. The accommodation comprises three large reception rooms and a bathroom on the ground floor with two double bedrooms on the first floor. There are attached stores on both the east and west elevations. The properties are in need of some modernisation and the current configuration enables them to service multi-generational living. With some minor internal changes / installation of a kitchen the two properties could work as stand alone homes.







GARDEN AND GROUNDS

Spring Cottage is located off Neals Lane and is approached up a long tarmac driveway onto parking for a number of cars. The front garden is laid to level lawn interspersed with mature trees and bordering the River Wriggle on the south west boundary. Between the two dwellings there is a small walled garden with an area of paved terrace and level lawn which borders the small triangular paddock with mature hedges and timber post and rail fencing. Alongside the gable end of the thatched cottage is the kitchen garden which has various fruit cages and a large planting bed. There are two garden stores ideal for tool storage. The main paddock is level and lies to the east of the kitchen garden with a gateway onto Back Lane for vehicular access. In all the garden and grounds total 2.5 acres.





Spring Cottage

Chetnole DT9

Gross Internal Area (Approx.)

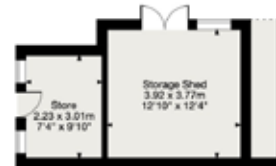
Cottage 1 = 230 sq m / 2,475 sq ft

Cottage 2 = 147 sq m / 1,582 sq ft

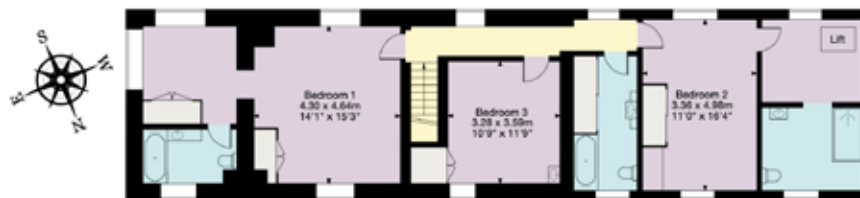
Stores = 23 sq m / 247 sq ft

Outbuildings & Stores = 49 sq m / 527 sq ft

Total Area = 449 sq m / 4,831 sq ft



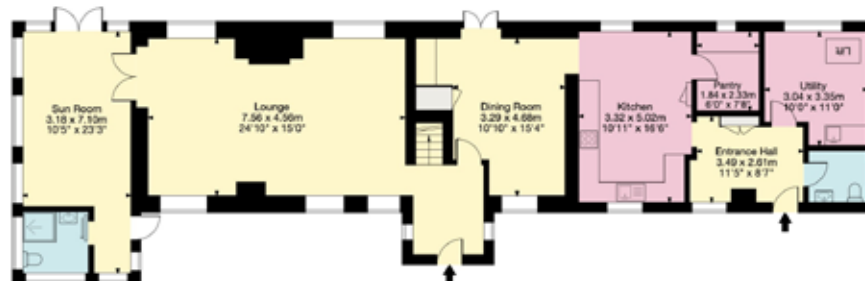
Outbuildings
Not shown in actual
location or orientation



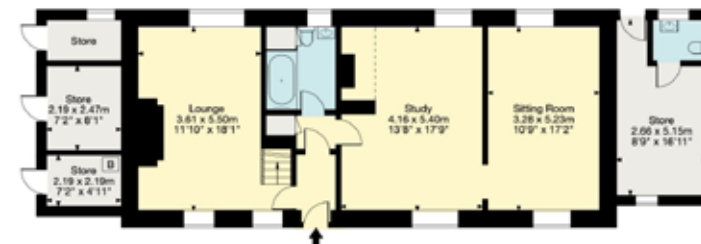
First Floor



First Floor



Ground Floor
Cottage 1



Ground Floor
Cottage 2

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.



Simon Barker MRICS

01935 812236

simon.barker@knightfrank.com

Knight Frank Dorset and South Somerset

First Floor, 5 Hound Street, Sherborne, DT9 3AB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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