Symonds & Sampson

South Drive

Cattistock, Dorchester, Dorset

Brisbane

14 South Drive, Cattistock,
Dorchester, Dorset, DT2 0JG

A two-bedroom detached bungalow with loft room, recently redecorated and tucked away in a quiet village setting, backing onto open fields, with garden, driveway and garage.

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- Detached bungalow
- Fully redecorated with new carpets throughout
- Two-bedroom with additional loft room
- Enclosed rear garden
- Garage and parking
- Backing onto open fields
- Quiet position close to the centre of the village
- No foward chain

Offers In Excess Of **£350,000**

Freehold

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THE PROPERTY

Situated close to the heart of the village, this two-bedroom detached bungalow has been recently redecorated and offers well-balanced, versatile accommodation with the added benefit of a useful loft room.

The property is approached via a private driveway providing off-road parking and access to a detached garage. Inside, the accommodation flows neatly from a central hallway, leading to a generous sitting room with a pleasant outlook over the garden, and a well-appointed kitchen which has a range of floor and wall mounted units. There are two comfortable ground floor bedrooms, both well-proportioned, along with a family bathroom.

A staircase rises to a spacious loft room, offering excellent flexibility as a home office, hobby space, or potential third bedroom, subject to individual needs and relevant regulations.

OUTSIDE

The bungalow enjoys a particularly attractive setting, backing onto open fields and providing a sense of privacy and tranquillity. The garden is mainly laid to lawn and features a patio abutting the rear of the bungalow, creating an ideal space for outdoor dining and entertaining. Well-stocked flower borders, along with mature shrubs and trees, add colour, structure, and a pleasing sense of enclosure.

SITUATION

The bungalow lies within both a Conservation Area and a designated National Landscape (formerly known as an Area of Outstanding Natural Beauty). Cattistock is a village of considerable character, offering a village store/post office, children's playground, a notable Victorian parish church, and a well-regarded public house, The Fox and Hounds.

Local facilities can be found in Maiden Newton, approximately 1.5 miles away, including a range of shops, a petrol station, primary school, doctor's surgery, and a railway station on the Dorchester-Yeovil to Bristol line. This is one of the few villages in the area to provide such a broad selection of everyday amenities, along with a public house and restaurant.

The surrounding countryside is particularly attractive, with gently rolling landscapes interspersed with an extensive network of footpaths and bridleways, providing access to many areas of notable natural beauty.

The area offers a good range of educational options in both the state and independent sectors, with primary and secondary schooling available within a reasonable distance.

DIRECTIONS

what3words///drops.cuddling.brownish

South Drive, Cattistock, Dorchester

Approximate Area = 1044 sq ft / 96.9 sq m
Limited Use Area(s) = 46 sq ft / 4.2 sq m
Garage = 149 sq ft / 13.8 sq m
Total = 1239 sq ft / 114.9 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). Produced for Symonds & Sampson. REF: 1442544 ©nichecom 2026.

Dorchester/ATR/08.10.2026 rev

SERVICES

Mains water, electricity and drainage.
Oil fired central heating.

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)

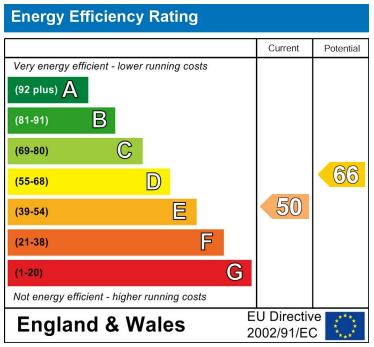
Council Tax Band: C (Dorset Council - 01305 251010)

MATERIAL INFORMATION

The property is located in an area identified as having a medium risk of surface water flooding, which is typical for parts of Dorset. The vendors have advised that the property has not experienced any flooding during their 10 years of ownership.

There is a granted easement providing pedestrian and vehicular access to the drive and garage from Meadow View. A copy of this easement is included within the title documentation and it benefits this property exclusively.

Access across South Drive is shared, with the property benefiting from both vehicular and pedestrian rights of way.



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