

Symonds
& Sampson

1 Lower Burton Cottages

Lower Burton, Dorchester, Dorset

1 Lower Burton

Cottages

Dorchester, Dorset
DT2 7RZ

A three-bedroom end-of-terrace cottage requiring modernisation, set on a generous plot with no onward chain and enjoying uninterrupted views over the adjoining meadows.



- Countryside views
- No forward chain
- Requires modernisation
- Light, bright rooms throughout
- Generous front, side, and rear gardens
 - Off-road parking
 - Brand-new drainage system
 - Close to Dorchester

Guide Price **£275,000**

Freehold

Dorchester Sales
01305 261008

dorchester@symondsandsampson.co.uk



THE PROPERTY

Constructed of brick under a pitched tiled roof, this property benefits from uPVC double glazing, electric heating, and off-road parking. It is conveniently located just a stone's throw from the county town of Dorchester.

The property is presented in fair condition and offers excellent scope for modernisation, making it an ideal opportunity for buyers looking to add value. Light and bright throughout, the accommodation comprises an entrance hall with a useful storage cupboard.

The kitchen is fitted with a range of cupboards and drawers, work surfaces with a sink and drainer, and vinyl flooring, with space for an electric oven, washing machine, and fridge/freezer.

The sitting room features an open fire and an electric storage heater, and enjoys a pleasant outlook over the garden with views across the surrounding meadows.

Also on the ground floor is a bathroom fitted with a bath with shower over, WC, and wash hand basin.

On the first floor, there are three bedrooms.

OUTSIDE

The cottage occupies a generous plot, with gardens to the front, side, and rear of the property. The gardens are predominantly laid to lawn, complemented by a selection of established shrubs. A five-bar gate provides vehicular access and offers scope for additional parking.

SITUATION

Situated on the edge of Dorchester within easy reach of the town, there is a popular pub within walking distance and a Lidl supermarket nearby. The town provides a comprehensive range of shopping and recreational facilities including a leisure centre, library, restaurants, cafe/bars and cinemas; including Brewery Square development with its variety of shops and restaurants centred around a fountain square.

The property falls within the catchment area of a number of highly regarded schools and is in easy reach of Dorset County Hospital. Dorchester South and Dorchester West train stations provide direct services to London Waterloo and Bristol Temple Meads respectively.

There are many footpaths and bridleways across the beautiful surrounding countryside. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities.

DIRECTIONS

What3words///below.simple.dislodge





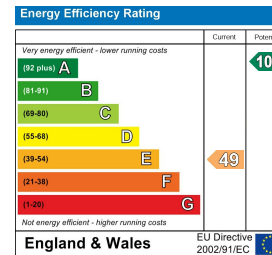
Lower Burton, Dorchester

Approximate Area = 790 sq ft / 73.3 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: 1426085



SERVICES

Mains electricity and water are connected. Electric room heaters. A new foul sewage pumping station (SPS) connected to the mains.

Broadband - Superfast speed available

Mobile - You are likely to get mobile coverage both indoors and outdoors (<https://www.ofcom.org.uk>)

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

MATERIAL INFORMATION

Please note that the property has a brand-new drainage system with a pump connected to the mains. Maintenance costs are shared equally with the other cottage owners and the Ilchester Estate.



Dorchester/SXP/23.03.2026



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 and Sampson LLP have not tested any services, equipment of 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