



# 2 Stinsford Cottages

Stinsford, Dorchester, Dorset

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Stinsford, Dorchester  
Dorset, DT2 8PS

An attractive, semi-detached thatched cottage, located on the outskirts of Dorchester, with off street parking an secluded rear garden.



- Characterful cottage
  - Open fire
- Off street parking
- Spacious grounds
- Good decorative order
- No onwards chain



Guide Price **£269,000**

Freehold

Dorchester Sales  
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## THE PROPERTY

Tucked away off a private road on the edge of Dorchester town, this charming Grade II Listed, semi-detached cobb cottage offers the quintessential “chocolate box” appearance with a wealth of character and potential. Set within a spacious plot, the property enjoys a secluded and unoverlooked garden and benefits from open countryside views to the front.

Inside, the cottage offers well-balanced accommodation with two bedrooms upstairs, boasting a generous master bedroom with beams, fitted cupboard and loft access, while the ground floor comprises a cosy sitting/dining room with open fireplace, fitted kitchen, a particularly useful utility room providing extra kitchen storage and preparation space and door to the front of the cottage. There is also a downstairs bathroom with bathtub and shower over.

## OUTSIDE

To the side of the property there is gated off-street parking for one car, however there is further potential to enlarge this area if desired.

The rear garden is mainly laid to lawn with small fruit trees, fencing and secure gated access at the side. A true blank canvas for keen gardeners and a great secluded space of

outdoor entertaining. Attached to the side of the cottage is a large store, which is currently being used as a wood store.

## SITUATION

Located on the outskirts of Stinsford Village, this property is also situated within close proximity and walking distance of Dorchester town. The area is surrounded by open countryside with excellent countryside walks along the river, adjacent woodlands and the Frome water meadows which is a Site of Special Scientific Interest.

The property is within 20 minutes walking distance of the County town of Dorchester providing an excellent range of shopping, educational, recreational facilities as well as the main line railway stations to London (Waterloo) and Bristol (Templemeads).

The A35 provides good access to the Poole/Bournemouth conurbation. The seaside town of Weymouth and heritage coastline is within easy reach and offer superb sailing and water sport facilities.

## DIRECTIONS

What3words///relies.pothole.dirt

## SERVICES

Mains electricity, private water supply from the Kingston

Maurward Estate (Borehole).

Private drainage (septic tank) serving 2 properties. Electric heating.

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

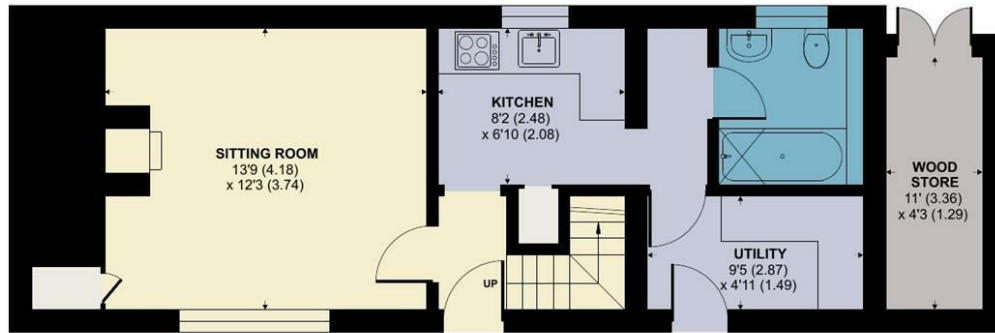
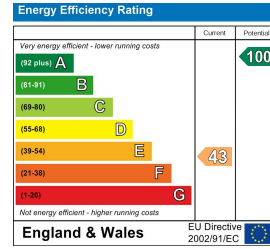
(<https://www.ofcom.org.uk>)

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



# Stinsford, Dorchester

Approximate Area = 698 sq ft / 64.8 sq m  
 Outbuilding = 47 sq ft / 4.3 sq m  
 Total = 745 sq ft / 69.1 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: 1459566



Dorchester/KW/22.05.2026



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