



Symonds
& Sampson

Honeysuckle Cottage

Godmanstone, Dorchester, Dorset

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Godmanstone, Dorchester,
Dorset, DT2 7AH

A charming extended country cottage enjoying
delightful rural views over the surrounding countryside.



- Beautifully presented extended cottage
 - Countryside outlook from garden
 - Character features throughout
- Inglenook fireplace with multi-fuel stove
 - Spacious kitchen/dining room
 - Three bedrooms, one vaulted
- Elevated garden with summerhouse
 - Carport and ample parking

Guide Price **£350,000**

Freehold

Dorchester Sales
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THE PROPERTY

A charming extended cottage enjoying views from the garden over the surrounding countryside. The property is well presented and retains a wealth of character features including an inglenook fireplace with multi-fuel stove and back boiler serving the heating and hot water, exposed beams, wooden floors and areas of exposed flint walling, all adding to the cottage's charm and appeal.

The cottage is light and bright throughout, with a particularly spacious kitchen/dining room fitted with a good range of cupboards and drawers together with an island unit incorporating a breakfast bar. There are ample work surfaces with sink and drainer, integrated induction hob, double oven and dishwasher, and space for a fridge/freezer and washing machine. The room comfortably accommodates a farmhouse-style table and chairs, and French doors open directly into the garden. The sitting room features an attractive inglenook fireplace and offers plenty of space for furniture.

Upstairs, the principal bedroom is a particular feature, enjoying a part vaulted ceiling incorporating a Velux window and French doors opening to a Juliet balcony overlooking the garden. A good size double room with a light and airy feel. Bedroom Two is a double room situated at the front of the cottage, while Bedroom Three is a cosy and well-proportioned single room.

The bathroom is fitted with a simple white suite comprising a corner bath with shower over, wall-hung basin and WC. A cupboard houses the hot water tank, complete with an electric immersion heater to provide hot water when the multi-fuel stove is not in use.

OUTSIDE

Externally, the property benefits from an adjacent block-built carport with secure store and a gravelled driveway providing ample off-road parking.

The rear garden is elevated and predominantly laid to lawn, with well-stocked shrub and flower borders and established hedging offering a good degree of privacy. Immediately abutting the property is a gravelled pathway with side gate providing access. At the top of the garden there is a summer house with power and light, together with an expansive decked seating area enjoying lovely views over the surrounding countryside.

SITUATION

Godmanstone is a delightful village nestled in the heart of the Cerne Valley, around 2½ miles south of Cerne Abbas and 5 miles north-west of Dorchester.

The village has a strong sense of community, with a village hall, an 11th-century church, and a local café. The surrounding countryside is crisscrossed with numerous footpaths and bridleways, perfect for walking and exploring.

Nearby Cerne Abbas provides convenient amenities including a first school, general store and post office, a doctor's surgery, and three traditional pubs. The county town of Dorchester is just a short drive away and provides a wider selection of facilities, including Dorset County Hospital and the Brewery Square development, with its shops, restaurants, and leisure options.

For travel, Dorchester South and West train stations offer regular services to London Waterloo and Bristol Temple Meads, making the area well connected for both work and leisure.

DIRECTIONS

What3words:///mermaids.panthers.boss

SERVICES

Mains water, electricity and drainage are connected. Solid fuel 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: D (Dorset Council - 01305 251010)

MATERIAL INFORMATION

The property is located within a designated conservation area. There is a covenant preventing the cottage from being used for business purposes.

The property benefits from access to the rear garden via a side passage, which belongs to the neighbouring Forge Cottage. Forge Cottage has a right of access to their parking across part of Honeysuckle Cottage's driveway.





Godmanstone, Dorchester

Approximate Area = 1274 sq ft / 118.3 sq m (excludes carport)

Outbuilding = 343 sq ft / 31.8 sq m

Total = 1617 sq ft / 150.1 sq m

For identification only - Not to scale

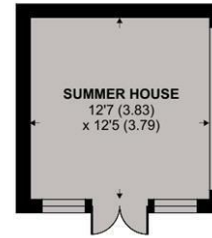
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	52
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



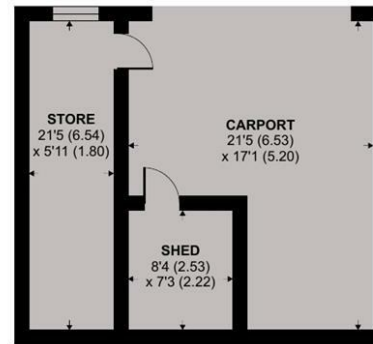
GROUND FLOOR



FIRST FLOOR



OUTBUILDING 1



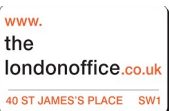
CARPORT / OUTBUILDING 2



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: 1408374



Dorchester/SXP/17.02.2026



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