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# Honeysuckle Cottage

Purse Caundle, Milborne Port, Dorset

# Honeysuckle Cottage

Purse Caundle

Milborne Port

Dorset

DT9 5QZ

A charming detached three-bedroom stone cottage occupying an idyllic rural setting in the sought-after hamlet of Purse Caundle. Well presented throughout, the property offers a mature wrap-around garden, ample parking and far-reaching countryside views, all within easy reach of the excellent amenities of Milborne Port and the historic Abbey town of Sherborne.



- Charming detached three-bedroom period property
- Occupying an idyllic and peaceful setting in the sought-after hamlet of Purse Caundle
  - Far-reaching countryside views
  - Generous wrap around garden
    - Driveway
  - No onward chain

Guide Price **£425,000**

Freehold

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## THE DWELLING

Constructed of attractive stone elevations, this detached three-bedroom house has been enhanced by a later two-storey extension, creating a well-balanced and generously proportioned family home. Occupying an idyllic position in the heart of the countryside, the property offers beautifully presented accommodation throughout and enjoys far-reaching views over the surrounding rural landscape.

## ACCOMMODATION

A generous entrance hall provides a welcoming introduction to the property and gives access to the principal ground floor accommodation. The well-proportioned sitting room is a particularly attractive space, centred around a log-burning stove and enjoying an abundance of natural light through dual-aspect windows.

The kitchen/breakfast room is thoughtfully designed to cater to all culinary needs, fitted with a comprehensive range of solid wood cabinetry and offering ample space for a dining table and chairs, creating an ideal setting for everyday family life and informal entertaining. An understairs cupboard discreetly accommodates white goods, while a door provides convenient access to the driveway. To the rear of the kitchen, a useful utility area offers further space for appliances, houses the boiler, and leads through to a cloakroom.

On the first floor, an L-shaped landing incorporates a substantial airing cupboard and serves three bedrooms. The two principal bedrooms are comfortable doubles, both enjoying delightful views over the surrounding countryside. The third bedroom is well suited as a single bedroom, nursery or home office. The family bathroom is well appointed and, like much of the property, benefits from attractive rural views.

## GARDEN

The property occupies a generous wrap-around plot and is approached via an attractive pathway flanked by formal box hedging and well-established planting, creating an immediate sense of charm and tranquillity. A gravelled driveway provides ample parking for several vehicles and gives convenient access to a side

entrance.

The gardens extend around the house and are predominantly laid to lawn, interspersed with mature borders and an impressive variety of established flowers, shrubs and specimen trees, which together create a wonderfully private and picturesque setting. Immediately adjoining the house is a paved terrace, ideally positioned for outdoor dining and entertaining while taking full advantage of the surrounding views.

Further features include a kitchen garden, as well as a discreetly screened area to the rear with a greenhouse and a selection of useful garden sheds. From all aspects, the grounds enjoy delightful far-reaching views over the surrounding countryside, providing a particularly peaceful and idyllic backdrop to the property.

## SITUATION

Enjoying an idyllic setting in the picturesque hamlet of Purse Caundle, a small and highly regarded North Dorset village surrounded by unspoilt rolling countryside. Despite its peaceful rural setting, the property is exceptionally well placed for access to a wide range of amenities, with the thriving village of Milborne Port approximately 2 miles to the west and the historic Abbey town of Sherborne about 5 miles away.

Milborne Port provides an excellent range of day-to-day facilities including a village shop, post office, pharmacy, doctor's surgery, primary school, public houses and a variety of independent businesses, making it a particularly convenient and vibrant local community. Nearby in Purse Caundle itself is Laycock Cider Café, Farm Shop & Bar, a popular local destination offering artisan produce and a welcoming social setting.

Sherborne offers a more comprehensive selection of amenities and is widely regarded as one of Dorset's most attractive market towns. Renowned for its historic architecture and magnificent Abbey, the town provides an excellent range of boutique shops, cafés, restaurants and supermarkets, together with

both state and highly regarded independent schools, including Sherborne School and Sherborne Girls.

The area is particularly well connected. Mainline railway stations at Sherborne and Templecombe offer regular services to London Waterloo, while the A303 lies within easy reach, providing swift road access to London and the wider motorway network. The surrounding countryside offers a wealth of walking, riding and cycling opportunities, making this an ideal setting for those seeking a quintessential country lifestyle without compromising on accessibility.

## MATERIAL INFORMATION

Mains electric and water acre connected to the property.  
Oil-fired central heating.  
Septic tank.

Broadband - Ultrafast broadband is available.  
Mobile phone connection is available at the property for further information please see - <https://www.ofcom.org.uk>  
Dorset Council  
Council Tax Band: D

Granted planning permission for a two single storey extension (north and south elevations) - P/HOU/2023/02485 - The planning permission expires in June 2026.

The property is situated in a conservation area.

The septic tank is shared with a neighbouring, costing for the maintenance and emptying of this is split between the properties.

## DIRECTIONS

What3words - ///asterisk.prefix.dumpling



# Honeysuckle Cottage, Purse Caundle, Sherborne

Approximate Area = 947 sq ft / 87.9 sq m

Outbuilding = 73 sq ft / 6.7 sq m

Total = 1020 sq ft / 94.6 sq m

For identification only - Not to scale



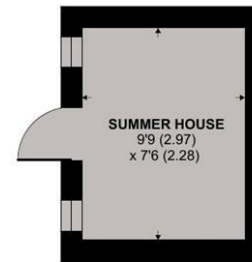
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



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: 1457983



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