



West Lodge



West Lodge

Frampton, Dorchester, DT2 9NH

Located on the edge of Frampton Park, this picturesque, Grade II listed, period property offers characterful accommodation alongside modern convenience, as well as a cottage garden, off-road parking and a superb detached outbuilding.

- Stunning Grade II Listed Lodge
- Offering a mix of characterful features and modern convenience
- Detached & versatile outbuilding
- Gated driveway with ample parking
- CTB D. EPC D
- 3 bedrooms. 3 reception rooms
- Kitchen/ breakfast room. Separate utility
- Wonderful location & community
- Wrap-around cottage garden
- Freehold

Guide Price £620,000

DESCRIPTION

West lodge is a beautiful period property, originally built in 1797 as a Pigeon House and latterly converted in approximately 1856. Located on the Western edge of Frampton Park, this characterful lodge offers historic charm with modern comforts. The bright and airy property offers; an entrance vestibule, three reception rooms, spacious kitchen/ breakfast room with half-vaulted ceiling, separate utility and cloakroom. Upstairs, the charming ambience remains within the three bedrooms and family bathroom.

Externally, the lodge offers a wonderful cottage garden with an abundance of mature shrubs, trees and perennials, surrounded in part by a flint wall. The gated driveway provides ample parking for multiple vehicles as well as giving access to the detached outbuilding offering huge versatility and currently utilised as a music room.

SERVICES

Mains electricity, water and drainage. Heating via electric radiator. EV charging point
Predicted broadband services and mobile coverage can be found on the Ofcom website.
Local Authority: Dorset Council. Frampton Conservation Area. Areas of Outstanding Natural Beauty (England) Natural England: Dorset

DIRECTIONS

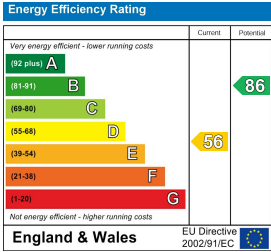
What3Words: [///boots.duplicate.camp](https://www.what3words.com/boots.duplicate.camp)

Google Drop Pin: <https://maps.app.goo.gl/DqHcD6ijthX8RXK6A>





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West Lodge, Frampton, Dorchester, Dorset DT2 9NH
Gross Internal Area (Approx.)
Main House = 126 sq m / 1,356 sq ft
Outbuilding = 30 sq m / 323 sq ft
Total Area = 156 sq m / 1,679 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2025.



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