

Flint Cottage

Dorchester Road, Frampton, Dorchester, Dorset

Flint Cottage

15 Dorchester Road, Frampton,
Dorchester, Dorset, DT2 9ND

Requiring renovation and improvement, and priced accordingly, this charming four-bedroom Grade II listed stone and flint semi-detached cottage enjoys mature gardens, countryside views, driveway and garage, and backs onto open fields.

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- Charming Grade II listed semi-detached cottage
- Improvement works required
- Four bedrooms
- Beautiful mature garden
- Driveway and garage
- Picturesque views across Frampton Park
- No forward chain

Guide Price £345,000

Freehold

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THE PROPERTY

This charming Grade II listed stone and flint semi-detached cottage enjoys picturesque views across Frampton Park, offering a wonderful blend of character and countryside living. Reflecting its historic nature, the property would benefit from sympathetic maintenance and improvement works, presenting an excellent opportunity for a purchaser to preserve and enhance its character.

The ground floor opens into an entrance hall, leading through to a cosy sitting room featuring an inglenook fireplace with a wood-burning stove, creating a warm and welcoming focal point. An open archway connects seamlessly to the dining room, where double doors open out onto the garden. To the rear of the cottage is a well-proportioned kitchen, complemented by a practical utility room providing additional storage and space for white goods. A rear porch offers convenient access to both the garden and the garage.

Upstairs, the property has three good-sized bedrooms and a single bedroom, along with a family bathroom. The principal bedroom benefits from fitted wardrobes and a dual aspect, enjoying views over the garden, while the second bedroom takes in attractive views across the surrounding countryside.

OUTSIDE

The garden is a particular feature of the property, being predominantly laid to lawn and bordered by well-stocked flower and shrub beds that provide colour and interest throughout the seasons. Mature trees offer both privacy and a wonderful sense of established character, while the garden wraps around to the rear of the cottage, backing onto open fields and enjoying a delightful rural outlook. A raised terrace provides the perfect spot for outdoor dining and relaxation, making the most of the far-reaching countryside views. There is also a useful outbuilding for additional storage. Double wooden gates (recently replaced) open onto a driveway leading to the garage, providing ample parking.







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Approximate Area = 1420 sq ft / 131.9 sq m
Garage = 194 sq ft / 18 sq m
Outbuilding = 145 sq ft / 13.4 sq m
Total = 1759 sq ft / 163.3 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: 1439789

SITUATION

The property is situated in Frampton, a designated Area of Outstanding Natural Beauty and conservation area. The village lies a short distance from Maiden Newton, which is well served by a range of local amenities including shops, a first school, doctor's surgery, petrol station with convenience store, public house, village hall, and a railway station on the Weymouth/Dorchester to Bath/Bristol Temple Meads line. The property is also within the catchment area for The Thomas Hardye School in Dorchester.

Dorchester, the county town, is approximately 5 miles away and offers a comprehensive range of facilities, including the county hospital, well-regarded schooling, and a variety of leisure amenities. The town provides a good mix of independent and national retailers, while the ongoing Brewery Square development offers an excellent selection of restaurants, a cinema, and shops.

The centres of Dorchester, Bridport, Yeovil, and Sherborne are all readily accessible. Rail services are available from Dorchester South (to London Waterloo) and Dorchester West (to Bristol Temple Meads), with a further mainline station at Yeovil Junction. There are also convenient road links via the A30 and A37.

DIRECTIONS

what3words///heartburn.engrossed.telephone

SERVICES

Mains water, electricity and drainage are connected.
(LPG) Gas fired central heating. Gas tank is located in the garden.

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)

MATERIAL INFORMATION

The property falls within a conservation area.

Dorchester/ATR/October2026rev

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