



Symonds
& Sampson

School House

Summer Lane, Evershot, Dorchester,

School House

Summer Lane

Evershot

Dorchester

DT2 0JP

An attractive family home set in mature grounds of approximately 0.36 acre, offering excellent space both inside and out.



- Former Victorian school house
- Previous planning permission granted
 - Three double bedrooms
 - Large garden
 - Two bathrooms
 - Generous parking
 - Period features throughout

Guide Price **£525,000**

Freehold

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INTRODUCTION

The Old School House was built in 1874 as the head teacher's residence serving the adjoining school and today remains a charming period home with a strong sense of history and character. The property retains many original features including fireplaces, patinated timber flooring, tongue and groove wood panelling and original stone mullion windows.

THE PROPERTY

The property is set well back from the lane within its own established grounds. Accommodation is well balanced, with two reception rooms alongside a kitchen and study, providing flexibility for modern living. The first floor provides three double bedrooms and two bathrooms. The principal bedroom retains an original Victorian fireplace and benefits from full-width fitted wardrobes, while the remaining bedrooms each include built-in storage. Both bathrooms are fitted with contemporary suites, each incorporating a shower-over-bath arrangement. Storage is a particular strength on this level, with multiple built-in cupboards including linen and airing cupboards. Planning permission has been granted in the past for a single-storey extension to the side of the property (ref: 1/D/11/000329), offering scope to enhance further if desired.

OUTSIDE

The garden extends to approximately 0.36 of an acre and is bounded by stone walling and established hedging. Lawns lie to both the front and rear, interspersed with mature trees and shrubs. A kitchen garden with raised beds sits adjacent to the house alongside an outdoor seating area. To the rear are a summer house and two timber sheds, with a pedestrian gate opening onto a footpath. The entrance drive provides considerable parking.

SITUATION

Evershot is a picturesque village in the heart of Dorset with a wonderful history, including links to Thomas Hardy. The village is a conservation area with many of the beautiful buildings being listed. Although the village has a small population there are ample amenities including a primary school, village shop/post office, award winning pub the Acorn, Summer Lodge Hotel, artisan bakery and village hall. Nearby is Ilchester Estate which has lovely walks through the deer park.

DIRECTIONS

What3words:///seeing.hobbit.neon

SERVICES

Mains water, electricity and drainage.
Oil fire heating

Broadband

Standard, superfast and ultrafast broadband is available for connection.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile phone coverage

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

<https://www.ofcom.org.uk/mobile-coverage-checker>.

LOCAL AUTHORITY

Dorset Council - 01305 251010

Council Tax Band D.

MATERIAL INFORMATION

At the time of launching the property to the market the vendor has confirmed that during their ownership their use of the property has not been negatively effected by any covenants.



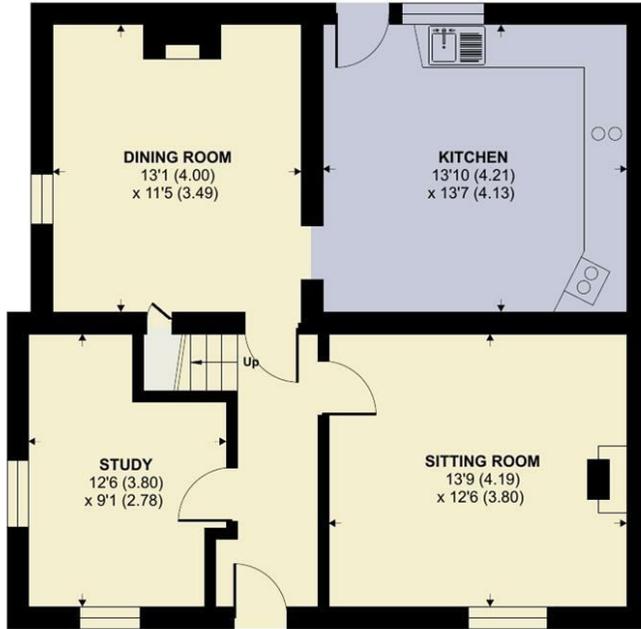


Summer Lane, Evershot, Dorchester

Approximate Area = 1434 sq ft / 133.2 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(59-80) C			
(55-68) D			
(39-54) E		52	62
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR

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: 1410067



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