



Church Farmhouse







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2 Church Lane, Frampton, Dorchester, DT2 9NL

A substantial detached 4/5 bedroom family home with detached double garage, studio/home office, extensive parking and mature gardens, situated in the heart of the sought-after village of Frampton.

- Approx. 2,451 SqFt accommodation
- Large first-floor studio/home office
- Extensive driveway parking
- Easy access to Dorchester
- EPC D | CTB G
- Detached garage/workshop
- Air source heat pump and Solar PV panels
- Mature gardens and productive kitchen garden
- Village location
- Freehold

Guide Price £815,000

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SITUATION

Church Farmhouse is situated in the heart of the sought-after village of Frampton, nestled within the picturesque Frome Valley approximately six miles north-west of the county town of Dorchester. Renowned for its attractive mix of period homes and mature surroundings, the village enjoys a strong sense of community centred around the parish church and active village hall, whilst also benefiting from a petrol filling station and garage. Frampton is particularly popular with families, with a school bus service to Dorchester and access to a number of highly regarded state and independent schools in the area. Surrounded by beautiful Dorset countryside with excellent walking and riding opportunities, the village combines rural charm with convenient access to Dorchester's extensive range of amenities and mainline rail services.

DESCRIPTION

Church Farmhouse is an attractive detached family home constructed of brick and flint elevations beneath a slate roof and offering spacious and versatile accommodation extending to approximately 2,451 sq ft. The property has been thoughtfully maintained and improved to provide comfortable family living whilst benefitting from modern energy-efficient features including an air source heat pump and solar photovoltaic panels.

A welcoming reception hall provides an impressive first impression with an attractive staircase rising to the first floor. The principal reception room is a superb triple-aspect sitting room with a wood-burning stove and French doors opening onto the terrace and gardens, creating an excellent entertaining and family space. The spacious kitchen/dining room forms the heart of the home and is complemented by a snug, office and utility room.





OUTSIDE

Outside, the property is approached through a gated entrance leading to a generous tarmac driveway with extensive parking and turning space. A detached double garage provides excellent storage and workshop facilities, whilst above is a substantial office/studio offering ideal space for home working, hobbies, fitness or creative pursuits.

The mature gardens are a particular feature, incorporating terraces, lawned areas, established planting, a productive kitchen garden and greenhouse. The garden rises beyond the house to an elevated area from which attractive views can be enjoyed across the surrounding countryside.

SERVICES

Mains electricity, water and drainage. Heating via Air source heat pump. Owned PV panels and Tesla battery. EV Car Charging Station. Fully double-glazed windows.

Predicted broadband services and mobile coverage can be found on the Ofcom website.

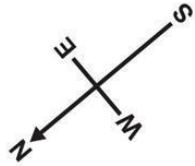
Local Authority: Dorset Council. Frampton Conservation Area. Areas of Outstanding Natural Beauty (England) Natural England: Dorset

VIEWINGS

Strictly via Stags Estate Agents only.

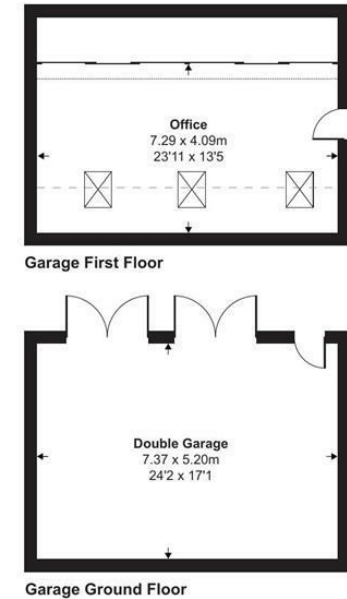
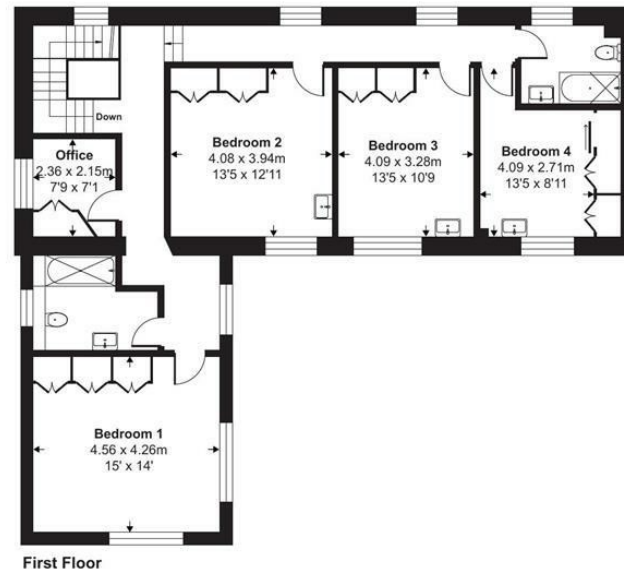
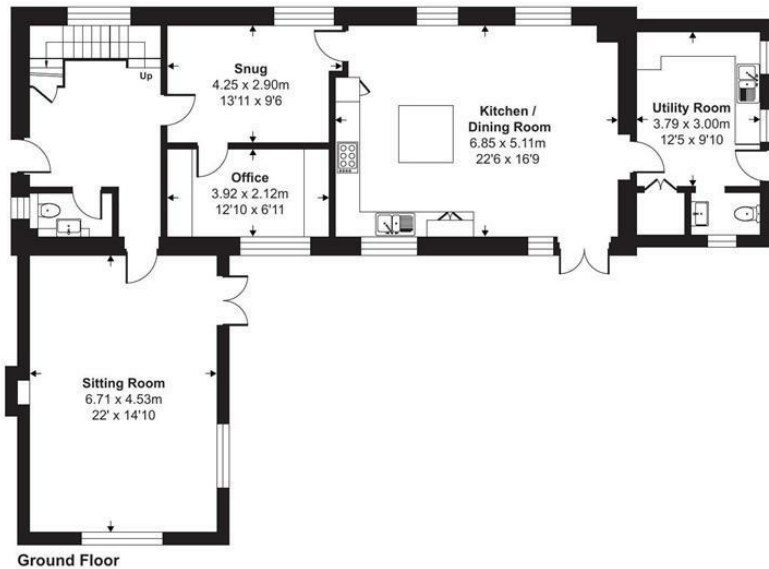
DIRECTIONS

From Dorchester proceed north-west on the A37 towards Yeovil. Upon entering Frampton, continue through the village and turn into Church Lane. Church Farmhouse will be found on the left hand side just past the church identified by a gated entrance and gravel driveway.



Denotes restricted
head height

Approximate Area = 2451 sq ft / 227.7 sq m
Limited Use Area(s) = 204 sq ft / 18.9 sq m
Garage = 616 sq ft / 57.2 sq m
Total = 3271 sq ft / 303.8 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). © n|cheom 2026.
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STAGS

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



