

Symonds
& Sampson



Sunny Mead

Melbury Osmond, Dorchester, Dorset

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Melbury Osmond
Dorchester
Dorset
DT2 0LX

A substantial semi-rural 4 bedroom house nestling in a quiet location adjoining fields to the rear.



- Semi-rural location
- Adjoining open fields to the rear
 - Parking for 2/3 vehicles
 - Very quiet location
 - Double glazing
 - Gas central heating
 - Timber studio/office

Guide Price **£525,000**

Freehold

Yeovil Sales
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THE PROPERTY

A semi-detached house built of a mixture of brick and colour-washed rendered elevations. The original part is thought to date from the late 19th century, with later additions, with the last two-storey extension built approx. 15 years ago. Standing in an idyllic rural location, at the end of a no-through lane, all the principal rooms enjoy uninterrupted views with farmland adjoining the rear boundary.

SITUATION

The property nestles in a small no-through lane adjoining open fields and is situated within a 6000 acre Estate with numerous public footpaths and bridleways for those who appreciate fine countryside. The village is located within this picturesque rural valley with access to local road networks, being only 3/4 of a mile from the Dorchester/Yeovil Roman Road (A37). The village is centred around the church of St Osmond and the village hall. Local facilities are available in the nearby villages of Chetnole and Evershot. These include a popular primary school, general stores, post offices and local pubs. Communication by rail to London Waterloo from Yeovil Junction. Regional airports at Bristol, Bournemouth and Exeter.

ACCOMMODATION

The accommodation comprises an entrance/reception hall with a wooden floor, an open-plan sitting/dining room with fireplaces and a fitted wood burner, views to adjoining fields, a very generous kitchen/dining/family room again enjoying lovely views and a corner fitted wood burner, a first-floor landing, 4 bedrooms, the main bedroom enjoying an en suite shower room, together with a lovely family bathroom. Three of the four bedrooms enjoy views to the adjoining fields to the rear.





OUTSIDE

At the front of the property is a gravelled driveway providing parking for four or five vehicles. A garden area to the front, together with access to the rear garden, water tap.

To the side/front is a timber detached summerhouse/studio/office with power and light.

The rear garden has a paved patio and extensive decking areas, all enjoying fabulous rural views to the surrounding countryside.



DIRECTIONS

What3words:
[///renovated.item.gadgets](https://www.what3words.com/renovated.item.gadgets)

From Yeovil, take the A37 south toward Dorchester. After approximately 4 miles, take the turning right signposted Melbury Osmond just before The Sheaf of Arrows on your left. Follow into the village, down the hill and up the other side, turning right for Holt Mill. Follow for 100 metres, and the access lane will be found on your left-hand side.

SERVICES

Mains water and electricity. Septic tank drainage. LPG

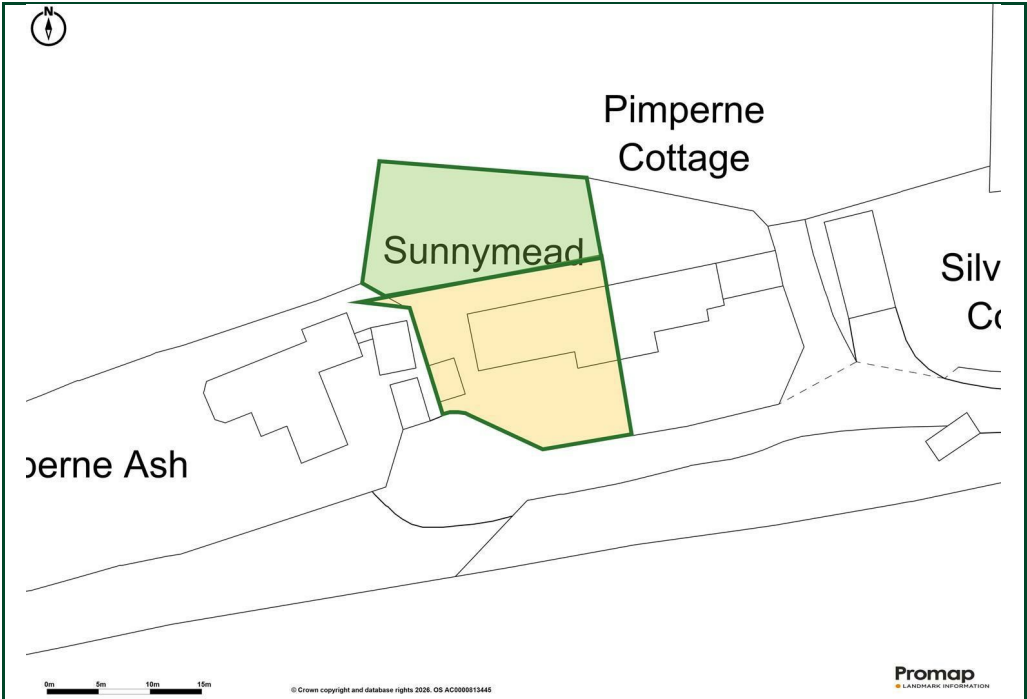
gas-fired central heating. Wood burners are also fitted in the sitting room and the kitchen/dining/family room.

MATERIAL INFORMATION

We understand from the owner that the lawned garden to the rear is let by the local Ilchester Estate and has been for many years, at a peppercorn rent of £20 per month.

Council Tax Band: E
 Somerset Council 01935 462462

Photos taken: 17.09.2026



Sunny Mead, Melbury Osmond, Dorchester

Approximate Area = 1444 sq ft / 134.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
For energy efficient - lower rating code			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	29-38		
G	1-28		
For energy efficient - higher rating code			
England & Wales		64	50
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Symonds & Sampson. REF: 1520054



YEO/SH/18.09.2026



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