

An aerial photograph of a charming white cottage with a traditional thatched roof. The main part of the house has a steeply pitched thatched roof, while an attached section on the right has a tiled roof. The house features bright blue window frames, a blue door, and a blue double door on the tiled section. A small thatched awning covers a bay window. The property is surrounded by a green lawn, a gravel path, and a large topiary tree. In the background, other houses and rolling hills are visible under a cloudy sky.

Symonds
& Sampson

Roselawn

Winfrith Newburgh, Dorchester, Dorset

Roselawn

High Street, Winfrith Newburgh
Dorchester, Dorset
DT2 8JW

An attached Grade II listed country cottage with extensive accommodation, pretty garden and off-road parking for two cars. Located in a popular coastal village and offered for sale with no forward chain.



- Spacious and stylish property
- Sunday Times '50 Coolest Cottages in the UK'
 - Large cottage garden
 - Two off street parking spaces
 - 3/4 reception rooms
 - 3/4 double bedrooms
 - Summer house

Guide Price £560,000

Freehold

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THE PROPERTY

Originally owned by the Weld Estate this pretty coastal cottage is believed to date back to circa 1780. In more recent years, this end of terrace, thatched country cottage has had a brick extension with tiled roof added; giving extensive level living areas and flexible accommodation whilst overlooking the spacious pretty garden. It was justifiably assigned Grade II listed status due to its architectural and historical significance.

ACCOMMODATION

Roselawn offers flexible accommodation with 3/4 bedroom and has been highly successful as a premium holiday rental. It was featured in the Sunday Times as one of the '50 Coolest Cottages in the UK,' a distinction that is evident from the moment you see it. The spacious ground-floor accommodation includes versatile reception rooms, such as an atmospheric snug in the oldest part of the house (which can also serve as a downstairs fourth bedroom), a formal sitting room with a gas-fired wood burner and views of the garden, and, on the opposite side of the house, a garden/games room with bi-folding oak doors and external shutters opening onto the beautiful garden. The central kitchen features Indian sandstone flooring, plenty of floor and wall-mounted storage cupboards, a gas range cooker and a fitted breakfast bar. It opens into the dining room with space for family dining. A stylish downstairs wet room provides a useful additional bathroom.

The first floor features three double bedrooms, each with lovely views, two of which have built-in cupboards. A family bathroom serves these bedrooms.

OUTSIDE

The large level garden is predominantly laid to lawn with gravel walkways and patio seating areas. Flowerbeds, planted with roses and other attractive shrubs, add to its charm. A timber summer house/lodge is positioned to one side of the garden, making the most of the daytime sunshine and there is also an additional garden store.

A gravelled parking area provides convenient off-road parking for at least two cars.

SITUATION

Roselawn is situated centrally within the village of Winfrith Newburgh, a Purbeck village within close proximity to the stunning nearby coastline of West Lulworth and Durdle Door. The village itself has a range of amenities including an award winning village shop, a hairdresser, village hall, a first school, a pre-school and a parish church. There are two village inns nearby.

There is direct access onto the A352 for Dorchester (W) and to Wool (E) with further links to Wareham and Poole and via Bere Regis to the A31 network.

DIRECTIONS

What3words:///clerk.parsnips.spare

SERVICES

Mains water, gas, electricity, drainage are connected.
Gas fired central heating.

Broadband - Superfast speed available
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
(<https://www.ofcom.org.uk>)

Dorset Council - 01305 251010

Current rateable value for Roselawn, High Street, Winfrith Newburgh, Dorchester, Dorset, DT2 8JW - Self catering holiday unit and premises (1 April 2023 to present)
£2,850

MATERIAL INFORMATION

The property is located within a designated conservation area.

Please note the photos were taken in 2024.

Clovelly Cottage benefits from a right of way across the garden of Roselawn to the road. Likewise, Roselawn has the benefit of a right of way into Clovelly Cottage's garden for maintenance of the rear of the property.



High Street, Winfrith Newburgh, Dorchester

Approximate Area = 1599 sq ft / 148.5 sq m

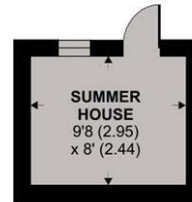
Outbuildings = 109 sq ft / 10.1 sq m

Total = 1708 sq ft / 158.6 sq m

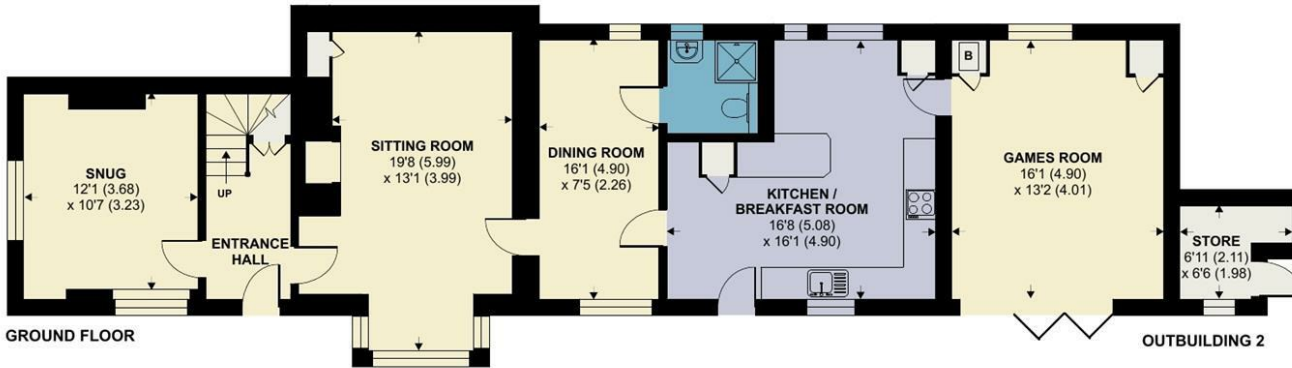
For identification only - Not to scale



FIRST FLOOR

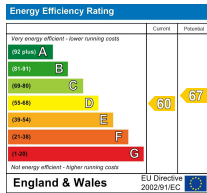


OUTBUILDING 1



GROUND FLOOR

OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1225681



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