

Symonds & Sampson

Cuckoo Hill

School Lane, Toller Porcorum, Dorchester, Dorset

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School Lane
Toller Porcorum
Dorchester
Dorset DT2 0DF

This attractive semi-detached home has been thoughtfully extended and improved to create stylish and practical accommodation, presented to an excellent standard throughout.

3 1 2

- Three bedrooms
- Beautifully decorated throughout
- Detached garden studio
- Private garden with paved terrace, ideal for outside dining
- Rural village location
- Vendor suited

Offers In Excess Of £400,000
Freehold

Bridport Sales
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THE PROPERTY

The heart of the home is the impressive modern kitchen/dining room, enhanced by a vaulted ceiling that creates a wonderful sense of space and light. The extension provides an ideal area for family dining and entertaining, while the separate sitting room offers a comfortable and inviting living space.

To the first floor are three well-proportioned bedrooms served by a family bathroom, providing well-balanced accommodation.

In addition the property has planning permission for a two storey extension which would future proof for a growing family.

OUTSIDE

The property enjoys generous private gardens, offering an attractive setting for outdoor entertaining and relaxation. A particular feature is the detached garden studio, currently used as a home office, which benefits from its own WC and wash hand basin. This versatile space could suit a wide variety of uses, including a home business, hobbies room or gym.

There is storage under the house which is accessed from the garden.

To the front, there is a driveway and plenty of on-road parking.

SITUATION

Toller Porcorum is a sought-after village with a sub post office, a modern village hall and church. It is surrounded by beautiful rolling countryside, with the immediate locality being designated as an Area of Outstanding Natural Beauty. There are many footpaths and bridleways interspersed across the countryside for walking and riding, including at Kingcombe Meadows Nature Reserve (180 hectares) run by the Dorset Wildlife Trust. The nearby bustling and practical village of Maiden Newton, about 2.5 miles, is well served by local facilities and includes a selection of shops, primary school, doctor's surgery, petrol station/store, public house and railway station on the Dorchester/Bristol line.

DIRECTIONS

What3words///jokes.meanwhile.decorated

SERVICES

Mains electricity, water and drainage. Electric heating.
Broadband - Superfast broadband is available
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
EPC: D

LOCAL AUTHORITY

Dorset Council - 01305 251010
Tax Band: C

AGENTS NOTES

Planning permission no. P/HOU/2024/04819



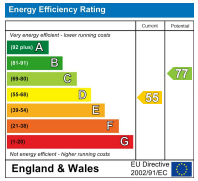


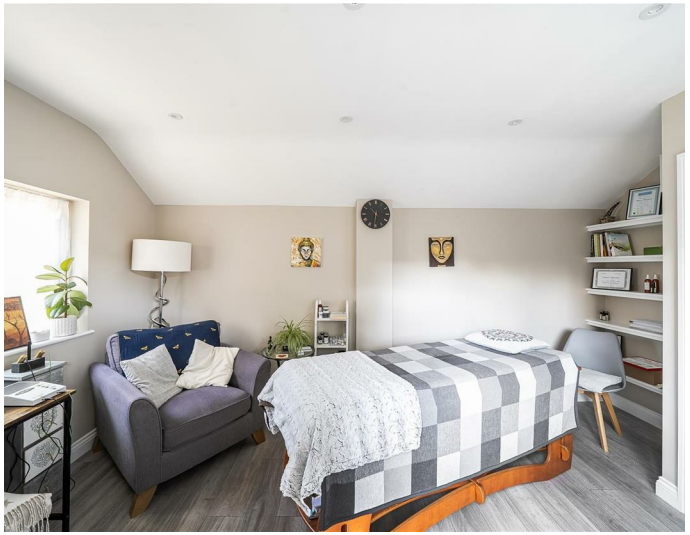


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Approximate Area = 925 sq ft / 85.9 sq m
Outbuilding = 142 sq ft / 13.1 sq m
Total = 1067 sq ft / 99 sq m
For identification only - Not to scale









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: 1495000

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