



Instinct Guides You



Dorchester Road, Frampton, Dorchester £575,000

- Beautiful Countryside & Riverside Walks Nearby
- Stunning Grade II Listed Property
- Feature Former Dovecote
- Two Large Reception Rooms
- Substantial Kitchen
- Generous Mature Grounds
- Garage & Parking
- Annex With Mezzanine Floor
- Character Charm Throughout
- Bedroom & En-suite



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



A rare opportunity to purchase a beautifully presented Grade II listed home beneath a thatched roof, nestled in a conservation area within the sought-after village of Frampton. This charming property offers a spacious and versatile accommodation, rich in character set within mature grounds.

The home begins with a charming former dove cote offering space for storing outdoor wear and sits as a focal point with its beautiful wooden architecture.

The sitting room is well proportioned & is bright and airy, thanks to its triple-aspect windows, and features a striking inglenook fireplace as its centrepiece.

Underfloor heating flows into the dining room and additional reception areas, divided into three independently controlled zones. The dining room is substantial and a wood burning stove set in a characterful fireplace enhances the space.

Large proportions continue into the kitchen that has ample fitted units, natural wooden cabinetry gives a warm and inviting feel the kitchen space that benefits dual aspect windows, integrated ovens, an electric hob with an extractor. Adjacent a utility room further increases the footprint.

Upstairs, four well-sized bedrooms retain original beams. The principal bedroom includes an en-suite shower room and fitted wardrobe. Bedroom two has been extended into the former third bedroom, creating a larger space with a built-in cupboard and decorative fireplace. The family bathroom features a white suite with a shower, bath, WC, and washbasin.

Outside the gardens have been thoughtfully planned and offer a plethora of mature shrubs, flowering plants and exotic greenery. The gardens elevation offers an attractive view over the surrounding countryside. Two large patio's provide space to entertain and enjoy the pleasant surroundings. The garage is large offering ample storage or room for a vehicle, and uniquely there is a small annex adjacent with power and a mezzanine floor offers further scope and practicality.



Dorchester Road, Frampton, Dorchester, DT2

Approximate Area = 2264 sq ft / 210.3 sq m
 Annexe = 242 sq ft / 22.4 sq m
 Garage = 261 sq ft / 24.2 sq m
 Outbuilding = 180 sq ft / 16.7 sq m
 Total = 2947 sq ft / 273.7 sq m
 For identification only - Not to scale



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nktchem2025. Produced for Wilson Tominey Ltd. REF: 1250812



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