



5 Southover Cottages







5 Southover Cottages

Southover, Frampton, Dorchester, DT2 9NQ

A charming period house in a peaceful, yet thriving, hamlet with double garage and driveway and excellent walking from the door.

- Three bed detached house
- Beautiful private gardens
- On a cycle route
- Ideal for dog-walking
- CTB E
- Oak framed double garage and driveway
- Vegetable patch
- Peaceful no-through lane
- Freehold, Grade II listed
- Client will be making an onward purchase

Guide Price £599,995

Stags Dorchester

01305 443443 | dorchester@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

THE PROPERTY

Formerly a farm workers cottage in the early 18th Century, this Grade II listed property is brimming with character and charm from its thick stone walls to its attractive thatched roof and beamed ceilings. The inglenook fireplace in the spacious sitting room is a reminder of times gone by, modernised a little with a wood burning stove for cosy evenings in front of the fire. The kitchen has been carefully designed to offer masses of storage including a larder cupboard in one corner and a semi-open plan aspect to the dining area. A useful utility and downstairs shower room with WC make coming in from gardening a breeze, whilst upstairs are three bedrooms and a family bathroom.

The current owners have lived here for more than ten years and have thoroughly enjoyed village life, commenting on how friendly people are here and how much there is to get involved with locally if you can tear yourself away from enjoying the peaceful garden! A true rural community at it's best,

OUTSIDE

The garden has been lovingly tended by the current owners who have enjoyed growing vegetables and soft fruits in the raised beds and greenhouse. Rain water is harvested from the garage roof and stored for watering plants during the drier months. There are mature fruit trees and established plants offering year round colour and interest. A sunny terraced area wraps around the back of the house for a secluded spot to enjoy the wild birds which frequent the garden. A garden shed offers space for storing tools.

A two bay oak framed garage allows parking for one car with a workshop with power and light. Outside the garage is a gated driveway for two further vehicles.





SITUATION

Southover is a charming hamlet lined by historic houses on a no-through village road which turns into a gravelled bridleway and cycle track on route 26 for the avid cyclist to enjoy! There is superb walking directly from the door without having to get in the car, with footpaths heading in two directions and lovely circular walks through a quiet valley or meandering along the River Frome, which bi-sects the village from neighbouring village Frampton, which has a thriving village hall and a church. The hall boasts many events throughout the year including a well-attended summer fete, skittles nights, quiz night, coffee mornings, keep-fit classes and is host to the well attended Frampton Footlights amateur dramatics.

The County town of Dorchester is just 15 minutes by car whilst the Jurassic Coast at Ringstead or Burton Bradstock are each 30 minutes away, making this an accessible yet peaceful location in a friendly village atmosphere.

SERVICES

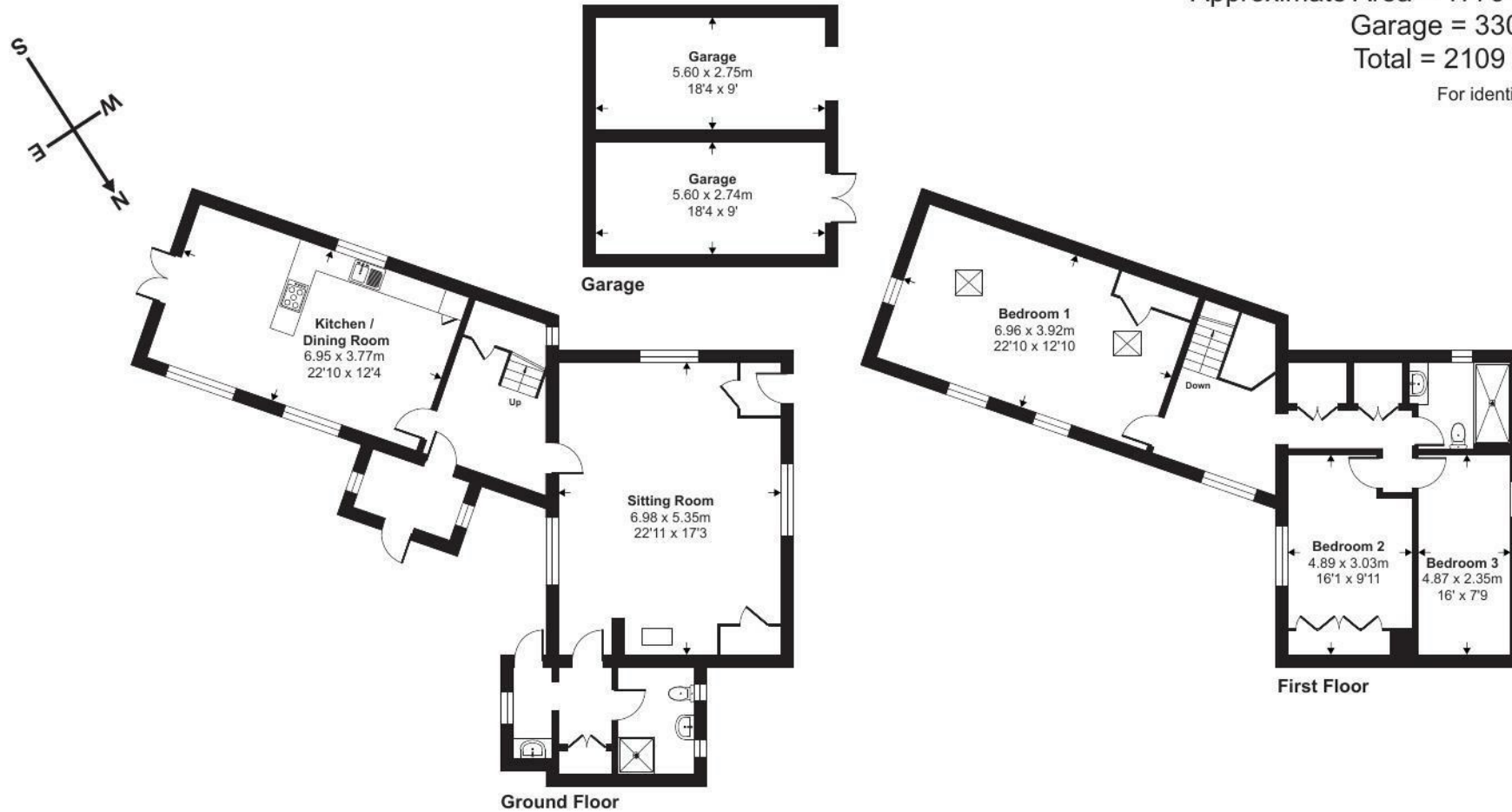
Oil fired central heating., mains drainage. Private water supplied from a nearby farm owned borehole. If required, mains water can be connected to Wessex Water supply which runs down the centre of the road outside the property. The thatch was re-ridged 18 months ago and should last another 5 years at which time the main thatch may need renewing as well.

DIRECTIONS

From the village of Frampton take the turning at the village Millennium Green signposted to Southover. Follow the lane passing the Rose nursery and bearing round to the right- continue along the lane passing through the hamlet houses either side of you until you reach a cluster of thatched cottages before the road turns into the cycle track. The property will be found on your right hand side and you are welcome to park on the driveway in front of the garage for your viewing, where our agent will greet you.

Approximate Area = 1779 sq ft / 165.2 sq m
 Garage = 330 sq ft / 30.6 sq m
 Total = 2109 sq ft / 195.8 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). © nichecom 2026. Produced for Stags. REF: 1424121



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		
(39-54) E	51	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



