

The Curatage

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Rampisham, Dorchester, Dorset, DT2 0PT

Evershot 1.6 miles. Maiden Newton 4.7 miles. Yeovil 10.5 miles. Dorchester 13 miles.

Set within a delightful rural, yet accessible location, this extended three bedroom detached stone cottage benefits from large private gardens with delightful country views and a useful carport and garage. EPC Band E.

- Detached Cottage with Garage and Carport
- Two Reception Rooms
- Kitchen/Diner
- One En Suite and Two Bathrooms
- Freehold
- Hall and Laundry/Cloakroom
- Garden Room
- Three Bedrooms
- Large Private Gardens
- Council Tax Band F

Guide Price £635,000

VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil office, telephone 01935 475000

SITUATION

The small village of Rampisham is surrounded by the rolling chalk hills of the Dorset Downs. It lies just 1.6 miles away from the larger village of Evershot, with an active community which includes a village shop, bakery, the popular Acorn Inn and Summer Lodge Country House Hotel, together with church and primary school. Maiden Newton is within 4.7 miles with a general stores, post office, cafe, doctors surgery and garage. Both Yeovil and Dorchester are within a 20 minute drive, where an excellent range of shopping, recreational and scholastic facilities can be found.

DESCRIPTION

The Curatage is an attractive detached cottage that has been thoughtfully extended over the years. Built predominantly of solid stone and flint with complementary rendered elevations, the property sits beneath a combination of slate and tiled roofing. It enjoys oil-fired central heating and showcases many charming period features, including exposed floorboards, timber beams and window seats. At the heart of the home is a superb kitchen/dining room, fitted with a bespoke Charles Yorke handcrafted kitchen complete with granite worktops. Leading from here is a delightful garden room, along with a cloakroom, sitting room and study. On the first floor are three generous double bedrooms, one with an en suite shower room, alongside two further bathrooms. The gardens are truly enchanting, enjoying open farmland aspects with far-reaching views. A range of outbuildings, including garaging and a carport, complement the setting. In all, the grounds extend to approximately 0.275 acres.







ACCOMMODATION

An entrance porch shelters the front door, leading into the welcoming entrance hall with stairs rising to the first floor, exposed floorboards and attractive curved walls. The study enjoys dual-aspect views, including glazed French doors opening to the garden, exposed floorboards, and a useful understairs cupboard. The sitting room also benefits from dual-aspect views with window shutters, a stone fireplace with inset open fire, and picture rails. The spacious kitchen/dining room features a bespoke Charles Yorke handmade kitchen with twin ceramic sinks, granite worktops and a two-oven oil-fired Aga. There is an extensive range of floor and wall-mounted cupboards and drawers, an integrated dishwasher, and space for an American-style fridge freezer. A large walk-in larder offers a cold slab, shelving, power and light, and slate flooring, complemented by three windows, a window seat and a door returning to the hallway. Glazed French doors open into the delightful garden room, which has a slate floor with electric underfloor heating, dual-aspect views including glazed doors to the garden, a vaulted ceiling, and large double-glazed skylights. Additional features include an attractive elm shelf, two wall light points, a large overhead storage cupboard, and a rear hall area with slate flooring, storage cupboard and door to the hallway. Adjoining is the cloakroom/laundry room with low-level WC, wash hand basin, oil-fired boiler, space and plumbing for a washing machine, worktop with cupboard above and quarry-tiled flooring.

The landing features a window to the side, exposed floorboards, trap access to the roof void, and a walk-in wardrobe with hanging rail and shelving. The main bathroom comprises a panelled bath, shower cubicle, pedestal wash hand basin, low-level WC, built-in airing cupboard and exposed floorboards.

Bedroom One enjoys dual-aspect views and exposed floorboards. A second bathroom includes an enamelled bath, pedestal wash hand basin, low-level WC, exposed floorboards and a window to the side. Bedroom Two has a front-facing window, exposed floorboards and a door to the en suite shower room, which includes a shower cubicle, low-level WC, wash hand basin, exposed floorboards and a heated towel rail. Bedroom Three also benefits from dual-aspect views and exposed floorboards.

OUTSIDE

The cottage is set back from the lane behind a low stone wall, with attractive garden areas on either side of the entrance porch, planted with a variety of shrubs and bushes. To one side of the property is a timber-framed carport beneath a tiled roof, connected with light and power. This adjoins a stone and tile garage/workshop, accessed via a metal up-and-over door and also supplied with power and light, a workbench and a door to the rear garden.

On the far side of the cottage, double gates open onto a gravelled area suitable for additional parking, storage of a trailer, or similar. The rear garden is particularly private and backs directly onto open fields, offering delightful and far-reaching views. It is principally laid to lawn with attractive flower and shrub borders and a fine selection of trees. A raised mound with a mature Ash tree provides an ideal vantage point for enjoying the surrounding countryside. A charming woodland-style path, lined with shrubs, bushes and ferns, leads to a small bridge over a pond with deep surrounding borders. Nearby, a brick-paved pathway opens to an excellent outdoor entertaining area, beautifully planted with shrubs, bushes and trees including Wisteria, Fig, Olive and Juniper. To the far side of the garden lies a productive kitchen garden with raised beds, including an asparagus bed and fruit cage. A useful range of outbuildings includes a garden shed, greenhouse with power, Wendy House, climbing frame and a pergola with decking area. In total, the grounds extend to approximately 0.275 acres.

SERVICE

Mains electricity. Private water and drainage. Oil fired central heating. Well water also available onsite.

Broadband : Standard and Ultrafast (Ofcom) Mobile Coverage : O2, Three, EE and Vodafone (some service may be limited - Ofcom)

Flood risk Status : Very low risk (environment agency)

DIRECTIONS

Whate3words///voter.digestion.cleanser - Due to current roadworks in Evershot, it is suggested that if travelling from Yeovil direction, take the A37 towards Dorchester and after a couple of miles turn right signposted Closworth. Continue passing through East Chelborough and at the T-junction with the grass triangle, turn right along Horsey Knap and at the next T-junction turn left, which will take you into the village of Rampisham. At the grass triangle turn left onto Broom Hill, whereupon The Curatage will be seen a short distance along on the right hand side, clearly identified by our For Sale board.

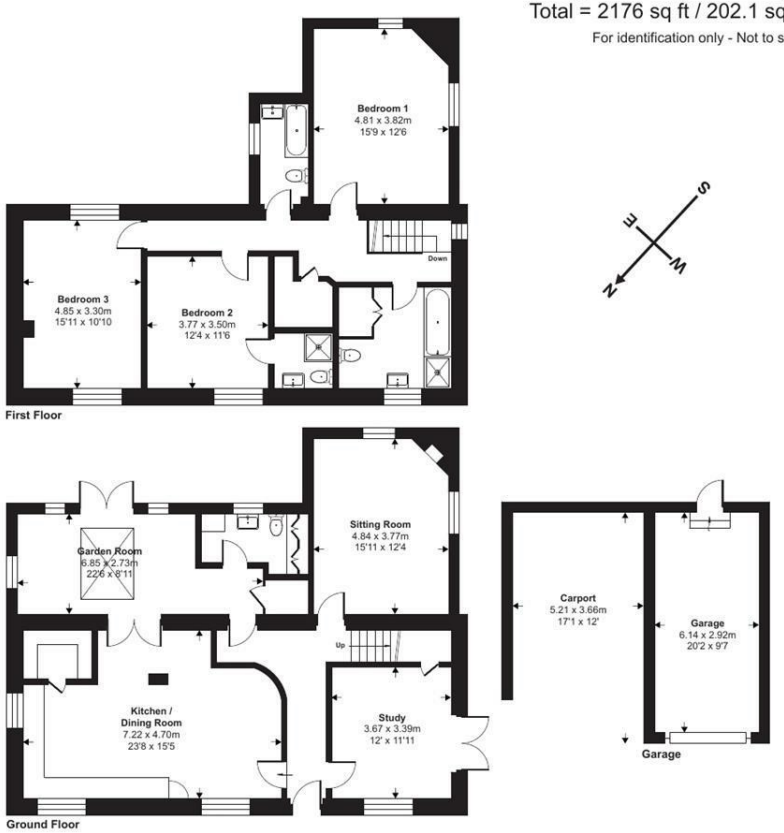






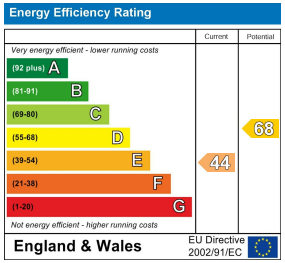
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1420223

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