

Symonds
& Sampson



The Stones
Holywell, Dorchester, Dorset

The Stones

Holywell
Dorchester
Dorset
DT2 0LQ

An attractive three-bedroom village home occupying a delightful position within a sought-after West Dorset hamlet, offering generous south-facing gardens, a double garage and considerable scope for further enhancement.

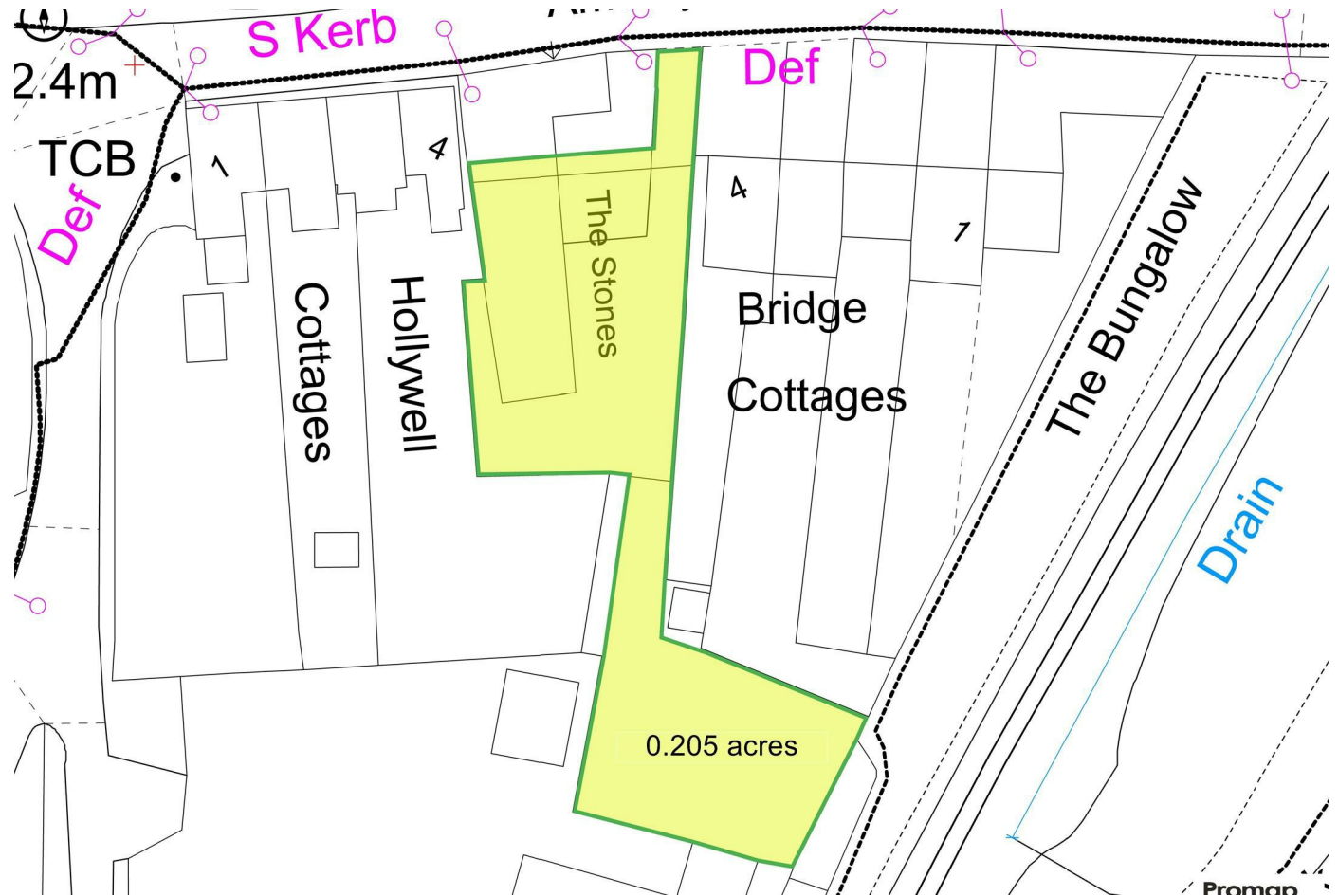


- Attractive three-bedroom village home in a sought-after West Dorset hamlet
- Well-presented accommodation with scope for further enhancement and reconfiguration
- Potential for garage conversion or extension, subject to the necessary consents
- Generous south-facing garden with mature trees, shrubs and established planting
 - Ample off-street parking and a double garage
- Surrounded by beautiful countryside with excellent access to Dorchester, Sherborne and the Jurassic Coast
 - No onward chain

Guide Price **£360,000**

Freehold

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THE DWELLING

Enjoying an enviable position within the highly sought-after hamlet of Holywell, this attractive three-bedroom home is set amidst the rolling countryside of West Dorset. The property offers well-presented accommodation with significant scope for further improvement and enlargement, presenting an exciting opportunity for purchasers to create a home tailored to their individual requirements, subject to the necessary consents.

ACCOMMODATION

The accommodation is well presented throughout and provides a comfortable arrangement of living space ideally suited to modern family life. Whilst entirely functional in its current form, there is clear potential to reconfigure and enlarge the ground floor accommodation to create a more open-plan layout, better suited to contemporary living requirements. Furthermore, the existing garage offers excellent potential for conversion into additional living accommodation, a home office or annexe space, subject to the relevant permissions.

To the first floor are three well-proportioned double bedrooms, each enjoying pleasant outlooks over the surrounding gardens and countryside. The bedrooms are served by family bathroom facilities and offer versatile accommodation for families

GARDEN

A particular feature of the property is the generous south-facing garden, which enjoys excellent levels of natural light throughout the day and provides an attractive setting for both outdoor

entertaining and everyday family life. The gardens are well established, with a pleasing array of mature trees, shrubs and thoughtfully arranged planting, offering colour and interest throughout the seasons.

The outside space is complemented by a substantial driveway providing ample off-street parking. The driveway in turn gives direct access to the double garage.

SITUATION

Situated within the attractive hamlet of Holywell, a rural enclave surrounded by the undulating countryside of West Dorset. The area is renowned for its unspoilt landscape, network of footpaths and bridleways and easy access to some of the county's most picturesque villages and market towns.

The nearby village of Evershot provides a range of everyday amenities including a village shop, public house, church and primary school, whilst the historic county town of Dorchester offers a more comprehensive range of shopping, educational and recreational facilities. The vibrant market town of Sherborne, with its renowned schools, independent boutiques and mainline railway station, is also within easy reach.

Communications are excellent for the area, with mainline rail services available from Dorchester and Sherborne providing regular services to London Waterloo. The A37 and A35 offer convenient road links to the wider region, whilst the Jurassic Coast, lies within comfortable driving distance.

The surrounding countryside provides exceptional opportunities for walking, riding and outdoor pursuits, making Holywell an ideal location for those seeking a rural lifestyle without compromising on accessibility.

MATERIAL INFORMATION

Mains electric and water.

Septic tank.

Oil fired central heating.

Broadband - Superfast broadband is available.

Mobile phone connection is available at the property for further information please see - <https://www.ofcom.org.uk>

Dorset Council

Council Tax Band: D

Probate Granted.

DIRECTIONS

What3words - ///january.activism.indicates



The Stones, Holywell, Dorchester

Approximate Area = 1426 sq ft / 132.4 sq m

Garage = 323 sq ft / 30 sq m

Total = 1749 sq ft / 162.4 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			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



FIRST FLOOR



GROUND FLOOR

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: 1467709



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