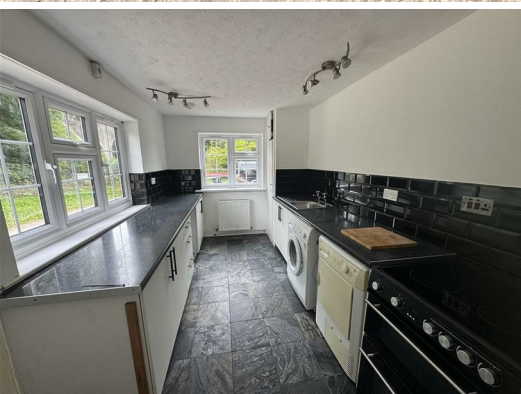




Viaduct Cottage, Dorchester Road, Grimstone, Dorchester,
Dorset, DT2 9NA

2 1 1

£1,350 Per Month

Charming two bedroom Period cottage located just outside of Dorchester with character features and off road parking.

THE PROPERTY

Full of character and charm, this delightful two-bedroom cottage is welcomed by a generous lounge and dining room, exposed beam and a feature fireplace that perfectly captures its traditional country cottage appeal. New carpets will be fitted throughout the lounge.

Leading from the lounge is a modern fitted kitchen, offering ample cupboard space, room for a fridge freezer, and an electric oven. There is also space for additional white goods, making it a practical and functional area for everyday living. To the left-hand side of the property, there is a separate WC and a family bathroom, which benefits from an over-bath shower.

On the first floor, the property offers a large sized double bedroom, along with a spacious landing that separates the first and second bedrooms. This area provides an excellent opportunity for a home office, study space or other uses to suit individual requirements. The second bedroom is also well-proportioned, making the layout both practical and flexible.

OUTSIDE

The property benefits from two gardens, one east-facing and one west-facing. The east-facing garden enjoys a large open space with secure fencing surrounding the area, providing a safe and private outdoor environment. It also features a level section at the top, ideal for relaxing and entertaining during the summer months.

The west-facing garden offers ample space for off-road parking, as well as room for a garden shed and additional outdoor storage.

SITUATION

Grimstone is situated just under four miles north of Dorchester, the county town of Dorset, known for its lively mix of cafés, restaurants, independent shops and national retailers. Dorchester offers a mainline railway station, leisure facilities, cinemas and two notable destinations: Brewery Square with its restaurants and entertainment, and Poundbury with its artisan businesses and community feel.

The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities.

DIRECTIONS

Use what3words.com to navigate to the exact spot. Search using: without.yield.cropping

SERVICES

Mains drainage & electricity.

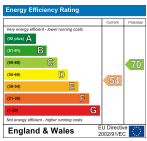
LOCAL AUTHORITY

Dorset Council, tax band D - 01305 251010

BROADBAND

MATERIAL INFORMATION

Rent: - £1,350.00 per calendar month / £311.00 per week
Holding Deposit - £311.00
Security Deposit - £1,555.00
Council Tax Band: D (Dorset Council - 01305 251010)
EPC Band: E



PouLets/FH/14.07.2026



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