

Symonds
& Sampson

8 Boldacre

Alton Pancras, Dorchester, Dorset

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Alton Pancras, Dorchester,
Dorset, DT2 7RR

A well-proportioned three-bedroom semi-detached home with driveway parking, gardens and scope to modernise, set in the heart of the picturesque Dorset countryside.



- Semi-detached home
- Scope for modernisation and improvement
 - Three bedrooms
- Driveway providing off-road parking
 - Front and rear garden
 - No forward chain

Guide Price **£275,000**

Freehold

Dorchester Sales
01305 261008
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THE PROPERTY

Enjoying a peaceful position in the sought-after village of Alton Pancras, this three-bedroom semi-detached home has been well cared for over the years and would now benefit from gentle modernisation.

The entrance hall welcomes you into the home, with a useful ground floor cloakroom and staircase rising to the first floor. The generous sitting room spans the full depth of the property with wood burning stove. The kitchen is fitted with a range of units and enjoys views over the rear garden, whilst adjoining is a practical utility room offering additional storage and space for white goods, together with access to the outside.

On the first floor are three well-proportioned bedrooms, all served by a family bathroom.

OUTSIDE

The house enjoys an attractive frontage with a driveway providing off-road parking, alongside a the front garden interspersed with established flower beds and shrubs, creating an inviting first impression. The rear garden offers a pleasant outdoor space with scope for further landscaping, whilst enjoying a lovely outlook towards the surrounding Dorset countryside.

SITUATION

Alton Pancras lies at the head of the sought-after Piddle Valley, within an area designated as one of Outstanding Natural Beauty.

The nearby village of Buckland Newton, approximately one mile to the north, offers a thriving village store, village hall, church, playing field and first school.

To the south, Piddletrenthide provides a modern first school and village hall, while the neighbouring village of Piddlehinton is home to the popular Thimble Inn pub. The award-winning Brace of Pheasants pub at Plush can also be reached via a nearby public bridleway. The county town of Dorchester and the historic market town of Sherborne are both approximately 10 miles away, each offering a wide range of amenities. Dorchester is also home to Dorset County Hospital, and both towns benefit from mainline railway stations providing direct services to London Waterloo.

The surrounding countryside offers excellent walking and riding, with an extensive network of public footpaths and bridleways traversing the area's unspoilt rolling downland. A variety of sporting pursuits are available locally, including golf at Came Down near Dorchester, Sherborne and Folke, together with sailing and water sports along the spectacular Jurassic Coast.

DIRECTIONS

what3words:///racked.compound.bandstand

SERVICES

Mains electricity, water and drainage are connected.
Oil fired central heating system.

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
(<https://www.ofcom.org.uk>)

Council Tax Band: C (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Photos were taken in June 2026.

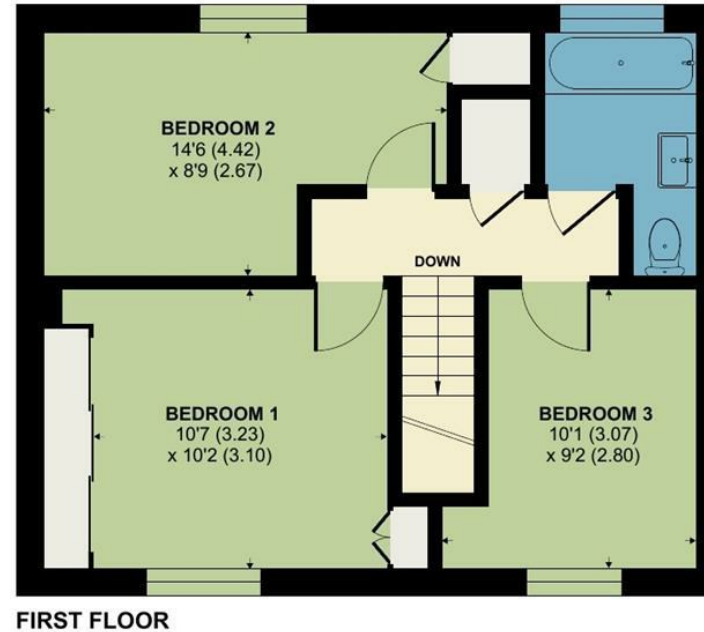
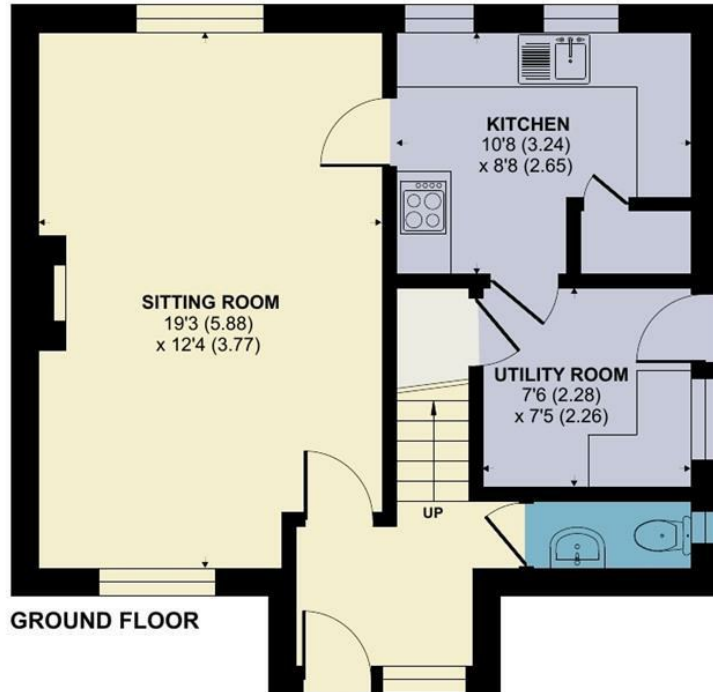
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Boldacre, Alton Pancras, Dorchester

Approximate Area = 929 sq ft / 86.3 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



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: 1469485



Dorchester/ATR/July2026



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