



Symonds
& Sampson

22 Chaldon Herring

Dorchester, Dorset

22 Chaldon Herring

Dorchester, Dorset, DT2 8DN

A charming Grade II listed cottage with a private garden, studio and parking, set in the picturesque hamlet of Chaldon Herring close to the Jurassic Coast.



- Beautifully presented
 - Grade II listed
- Garage/studio space
 - Coastal setting
 - Secluded garden
 - Character features

Guide Price **£650,000**

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

This detached cottage is Grade II listed and has been thoughtfully and tastefully modernised, brimming with character the cottage occupies a mature and private plot within easy reach of the coast and nearby village pub.

Situated in the picturesque hamlet of Chaldon Herring, close to Lulworth Cove and Durdle Door on the renowned Jurassic Coast, the property benefits from a village shop in nearby Winfrith Newburgh, with the larger market towns of Dorchester (approximately 9 miles) and Wareham (approximately 10 miles) providing a wider range of amenities.

The accommodation briefly comprises an entrance hall, sitting room with inglenook, whitewashed walls with wooden floors and wall lights. The kitchen/diner is fitted with a range of cupboards and drawers, ceramic sink and stone work surfaces. A range of fitted shelves and integrated electric oven and hob. There is a fridge freezer and space for a dishwasher and ample room for a table and chairs.

The ground floor bedroom is a double room and there is a separate shower room with WC, basin and large walk in shower.

Upstairs, the principal bedroom is a spacious double with built-in wardrobes. The landing has been thoughtfully arranged as an occasional sleeping area, while the family bathroom features a classic white suite comprising a roll-top bath, wash basin, and WC.

In addition to the cottage the detached garage/studio provides a lovely space to be creative, with power, light and a washing machine. Currently used as an artist studio but offering scope to adapt into accommodation for a range of purposes (annexe/rental) subject to all required permissions.

OUTSIDE

The garden is a good size, mostly lawn that extends around the cottage with a variety of shrubs and trees including Quince, Apple, Walnut and Plum trees, a vegetable garden and two garden sheds. Private with a pathway at the front of the cottage that leads to the Studio and a secluded patio.

There is off road parking.

SITUATION

Chaldon Herring or East Chaldon is a picturesque village nestled in a valley, about two miles from the coast. Within the village there is a church and public house (The Sailor's Return). The property is situated within the Conservation area.

The nearby village of Winfrith Newburgh has a general store/post office, public house and first school. There are more comprehensive facilities in Wool and Dorchester, both with mainline railway stations on the London Waterloo line. Lulworth Castle is about five miles with the stunning Jurassic Coastline offering scenic walks and access to beaches. There is some spectacular walking and riding in the surrounding countryside and along the Dorset coast, designated a World Heritage site.

DIRECTIONS

what3words:///necklaces.texted.defenders

SERVICES

Mains water, electricity and drainage.
All electric heating.

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

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>)

MATERIAL INFORMATION

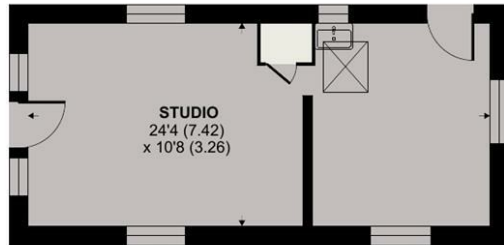
The property is Grade II listed and situated within a designated Conservation Area.
Photos were taken in June 2026.



Chaldon Herring, Dorchester

Approximate Area = 905 sq ft / 84 sq m
 Limited Use Area(s) = 73 sq ft / 6.7 sq m
 Outbuilding = 260 sq ft / 24.1 sq m
 Total = 1238 sq ft / 114.8 sq m

For identification only - Not to scale



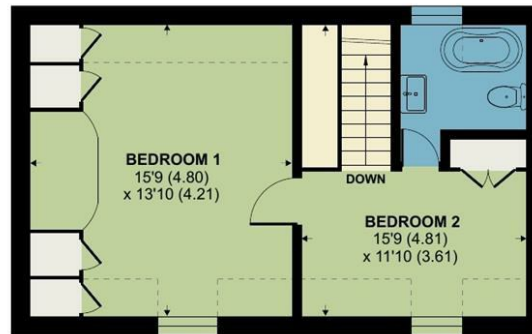
OUTBUILDING



Denotes restricted head height



GROUND FLOOR



FIRST 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: 1486360



Dorchester/SXP/20.07.26



01305 261008

dorchester@symondsandsampson.co.uk
 Symonds & Sampson LLP
 9 Weymouth Avenue, Brewery Square,
 Dorchester, Dorset DT1 1QR



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT