



SWANHILLS COTTAGE
SANDHILLS, WEST DORSET

JACKSON-STOPS 

SWANHILLS COTTAGE
SANDHILLS, CATTISTOCK
DORCHESTER, DORSET, DT2 0HQ

SWANHILLS COTTAGE IS A CHARMING TWO-BEDROOM DETACHED PERIOD HOME, BELIEVED TO DATE FROM THE LATE 19TH CENTURY. BEAUTIFULLY REFURBISHED BY THE CURRENT OWNER, IT OFFERS A BRIGHT, MODERN AND PRACTICAL LIVING ENVIRONMENT WITH PERIOD CHARM.



DISTANCES

CATTISTOCK 0.4 MILES
MAIDEN NEWTON 2.1 MILES
DORCHESTER 10.3 MILES
CREWKERNE 12.2 MILES
YEOVIL 13.1 MILES

ACCOMMODATION

- GROUND FLOOR
- Sitting room
- Kitchen/breakfast room
- Utility room
- Study
- FIRST FLOOR
- Principal bedroom
- Second double bedroom
- Family bathroom

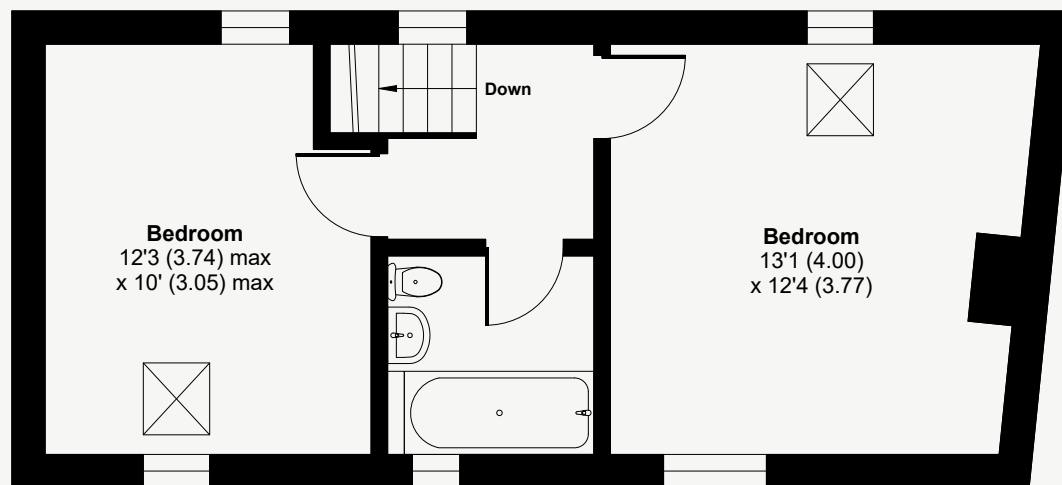
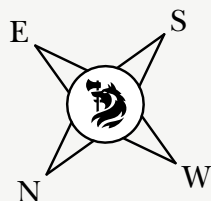
OUTSIDE

- Lawned garden
- Terrace with pergola
- Borders and raised beds
- Summer house
- Parking for two cars

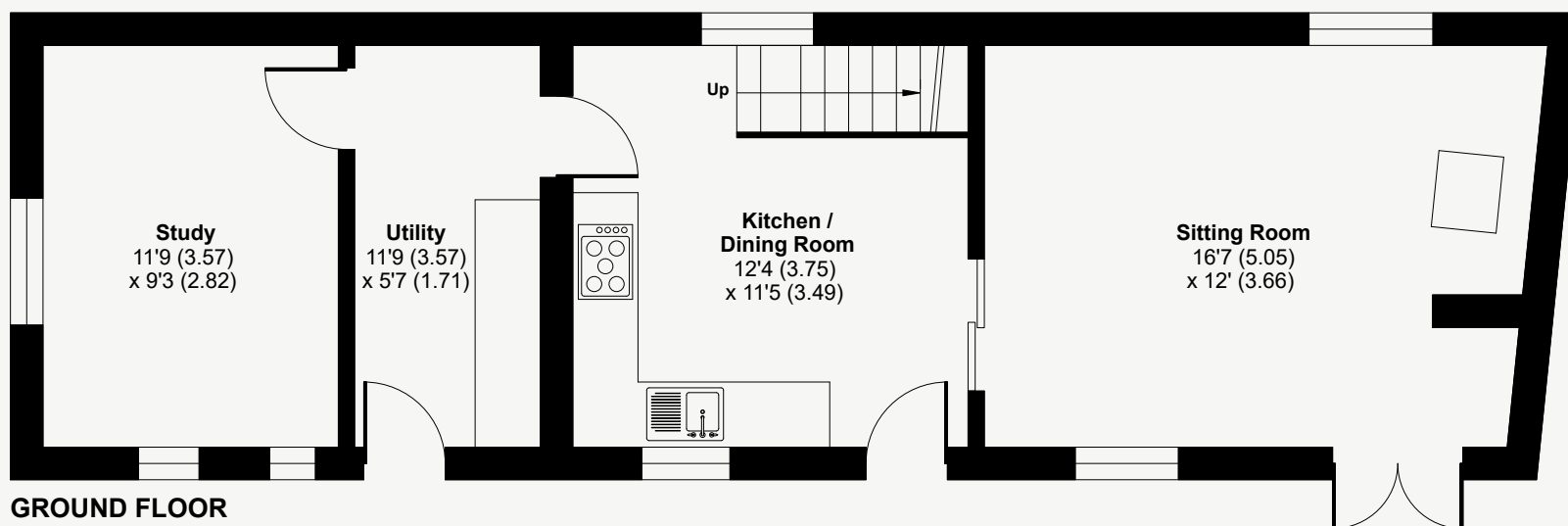
Swanhills, Sandhills, Cattistock, Dorchester, DT2

Approximate Area = 895 sq ft / 83.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2026. Produced for Jackson-Stops. REF: 1484341



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PROPERTY

Set along a quiet country lane just a few minutes' walk from the popular village of Cattistock, Swanhills Cottage is a charming character home offering a wonderful blend of period features and comfortable modern living.

The original, main part of the property is constructed of stone, flint and brick beneath a pitched slate roof. Originally two separate cottages, it was thoughtfully converted into one spacious family home around 45 years ago.

The front door opens into a bright and welcoming kitchen/breakfast room, fitted with a range of floor and wall units, a range cooker, slate-effect flooring, and an open staircase rising to the first floor. To one side, a doorway leads into the utility room, which in turn leads to the study, creating an ideal space for home working or hobbies, or even a further bedroom.

On the opposite side of the kitchen, a doorway opens into the lovely light and spacious living room, original features include exposed timber ceiling beams, an impressive inglenook fireplace incorporating the original bread oven, and a wood-burning stove, creating a warm and inviting focal point. French windows open to the garden and terrace with pergola, ideal for al fresco dining.

The first floor offers two generous double bedrooms together with a well-appointed family bathroom, fitted with high-quality fixtures and fittings, including a bath with shower over, creating a stylish and practical space for everyday use.





OUTSIDE

The generous garden is predominantly laid to lawn and features an L-shaped terrace with a pergola, together with a variety of seating areas, providing the perfect spaces to relax, entertain and make the most of the sunshine. At the far end of the garden is a summer house, while mature borders and raised beds add colour, structure and year-round interest.

LOCATION

The property is situated in the hamlet of Sandhills, just outside the larger village of Cattistock. This part of West Dorset is well known for having some of the most beautiful and spectacular countryside in the south west. Numerous pretty villages nestle in folds in the chalk downland and the vast majority of the countryside here is designated an Area of Outstanding Natural Beauty. The dramatic coastline and cliffs of the Jurassic Coast, a World Heritage Site is a short drive away.

Less than ½ mile away, Cattistock is a thriving village with an excellent pub, superb village shop & post office, church, sports clubs, children's playground, and village hall. The larger village of Maiden Newton, 2.1 miles away also has a village shop, a doctor's surgery, first school, garage and a main line railway station on the Weymouth to Bristol line. The larger towns of Crewkerne, Dorchester and Yeovil are within easy distance and offer a large range of facilities including mainline rail stations to London Waterloo.

SPORTING & RECREATION

Sailing and water sports at Weymouth, West Bay or anywhere along the Dorset Heritage coast. The area boasts excellent bridlepaths for horseriding and walking, with racing at Wincanton, Salisbury, Bath and Taunton. There are golf courses at Dorchester Came Down, Yeovil and Sherborne.



EDUCATION

This area is renowned for its schooling. There is an excellent primary school in the village of Maiden Newton, and secondary schooling at Beaminster School. Further state schools are available in Dorchester including The Thomas Hardy School. Private schools include a nursery and preparatory school at Perrott Hill, Sunninghill in Dorchester, the Sherborne Schools; Bryanston; Canford; Milton Abbey and Leweston School.

PROPERTY INFORMATION

SERVICES – Mains electricity and water, private drainage. LPG central heating.

LOCAL AUTHORITY – Dorset Council, Tel: 01305 251000

COUNCIL TAX – Band C

VIEWINGS – Strictly by appointment only

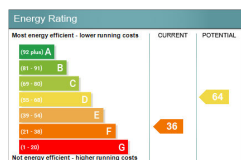
TENURE – Freehold with full vacant possession upon completion

DIRECTIONS

Navigation by what3words: [///valid.hillsides.pirate](https://www.what3words.com/valid.hillsides.pirate)

From the A37 Dorchester to Yeovil road, take the turning to Chalmington, Cattistock, Chantmarle at Staggs Folly. After approx. 1.2 miles at the bottom of the hill, keep left at the first grass triangle towards Maiden Newton & Cattistock. Proceed for approx. 0.3 miles and at the second grass triangle turn right to Wraxall, Rampisham, Evershot. Proceed for about 0.2 miles and the turning to the property is on the left hand side.





Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

BRIDPORT/DORCHESTER

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