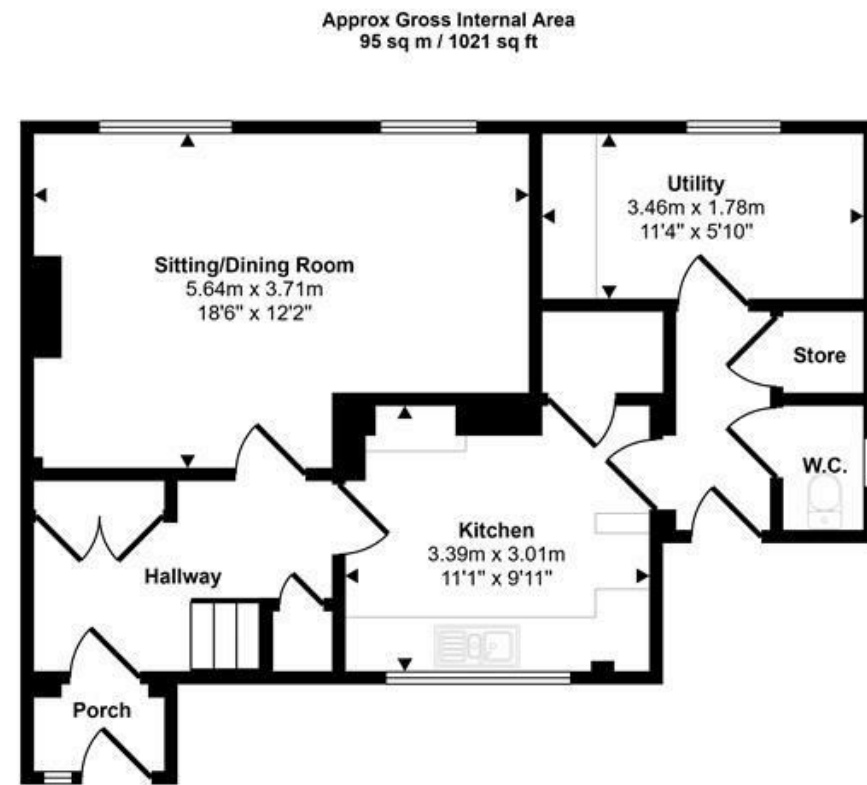
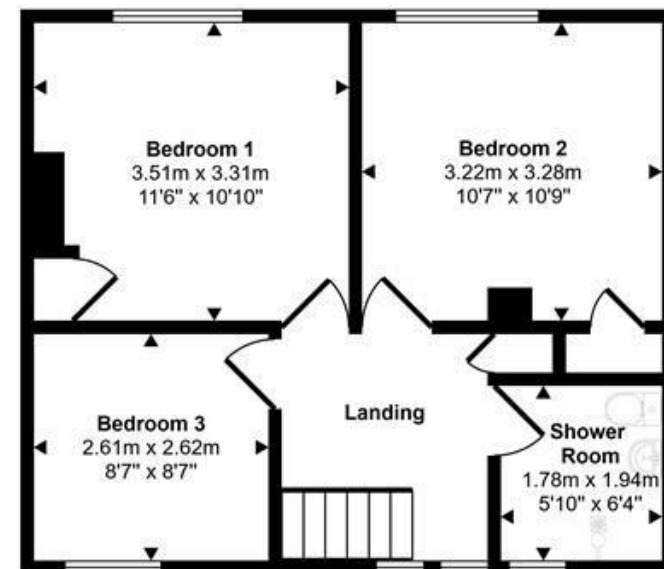




Ground Floor
Approx 53 sq m / 572 sq ft

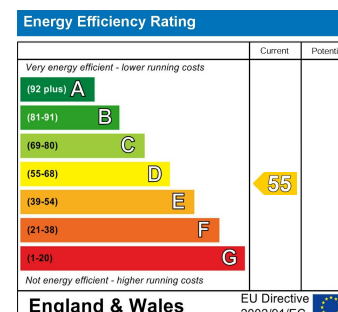


First Floor
Approx 42 sq m / 449 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Locks Lane Glanvilles Wootton

Guide Price
£265,000

Situated close to the heart of the pretty village of Glanvilles Wootton, this charming semi-detached home is brimming with potential and countryside character. Surrounded by rolling Dorset hills and open pastureland, it's a place where peaceful village living meets opportunity—and it's just waiting for someone to make it their own.

Step through the front door and into a good sized entrance hall, complete with a generous built-in cupboard—the perfect spot to kick off muddy boots after a country walk. The spacious sitting and dining area stretches across the back of the ground floor, offering room to relax, entertain, or re-imagine into the open-plan living space you've always dreamed of. Picture cosy evenings by a re-instated fireplace or long summer lunches with bi-folding doors out to the garden. The kitchen, fitted with modern units, has a into a side lobby that connects to a WC, handy store, and an extra room ready to become a utility, home office, or boot room—whatever suits your lifestyle. Upstairs, three well-proportioned bedrooms offer plenty of space for family, guests, or even a creative home workspace, and there is the option to transform the shower room into your own luxury bathroom.

Outside, the large rear garden is a true highlight and ready for you to landscape. Backing onto fields, it feels like an extension of the surrounding countryside—private, peaceful, and full of possibility. Whether you're a keen gardener, a family needing room to play, or simply someone who loves the outdoors, this space delivers.

With no onward chain, this is your chance to create a forever home in one of Dorset's most charming settings. Whether you're stepping onto the property ladder, upsizing, or looking to put your stamp on a home with real heart—this is a rare find with so much to offer.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a useful porch with a further door opening into a good sized welcoming entrance hall with stairs rising to the first floor and doors leading off to the sitting/dining room and the kitchen. There is a large fitted cupboard with coat hooks and boot/shoe shelves. The spacious sitting room has two windows that overlook the rear garden and countryside beyond. There is a serving hatch to the kitchen and the room retains picture rails and a fireplace with the potential to be re-instated- subject to necessary remedial requirements.

The kitchen looks out over the front garden and is fitted with a range of modern wood effect units consisting of floor and eye level cupboards, work surfaces with a tiled splash back and a stainless steel sink and drainer. You will find ample space for appliances. From the kitchen a door leads to the side lobby, where there is a door to the front of the house and doors to the WC, store and further room that can be transformed into your own needs.

First Floor

Stairs rise to a good sized landing with a window to the front and access to the loft space and airing cupboard, which houses the

hot water cylinder. On this floor you will find three good sized bedrooms, two double bedrooms with built in wardrobes and views over the rear garden to the countryside beyond and a generously sized single bedroom. There is also a shower room that allows you to re-design to you own style.

Outside

Parking and Gardens

There is parking available on the lane close to the property. Steps rise to paths that leads to the main front door and to the side lobby. The frontage is grassed and planted with shrubs and trees as well as roses. A gate to the side of the house opens to the rear garden. This is a large sunny garden, backing onto pasture - mostly grass and planted with some shrubs. It is in need of some maintenance and will provide plenty of options for you landscape your way.

Useful Information

Energy Efficiency Rating D
Council Tax Band C
uPVC Double Glazing
Electric Heating
Mains Drainage
Freehold
No Onward Chain

Location and Direction

Glanvilles Wootton is a charming and historic village located in north Dorset, situated in the beautiful Blackmore Vale just five miles south of Sherborne. With a population of around 200, it

offers a peaceful rural setting. The village is home to St Mary the Virgin Church, a Grade I listed building with medieval origins, and features several historic properties including the Georgian Manor House and Round Chimneys Farm, once associated with the Duke of Marlborough. At the heart of the community is the village hall, which serves as a hub for local events, classes, and gatherings. Residents and visitors also benefit from access to an all-weather tennis court.

The surrounding countryside offers plenty of opportunity for outdoor exploration, including walking routes to the nearby hillfort at Dungeon Hill and scenic paths leading to the River Cerne, Cerne Abbas Giant, and the historic Sherborne Abbey. Dining and refreshment options include the Hunters Moon, a nearby country pub known for its hearty meals and welcoming atmosphere, and a local farm café situated just over a mile from the village. The village offers a tranquil lifestyle with a strong sense of community and easy access to the natural beauty and cultural heritage of the Dorset countryside.
Postcode - DT9 5QE
What3words - ///hips.relative.thousands

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.