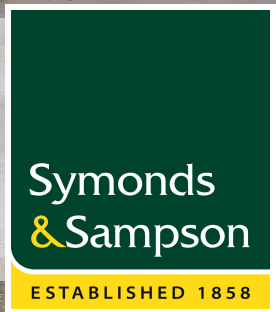




Cornerstone Cottage, 4 Briantspuddle, Dorchester, Dorset

A spacious Grade II listed detached cottage, set in 1/3rd of an acre, on the edge of a pretty village within easy reach of Dorchester the county town and Moreton station with a mainline to London Waterloo.

Guide Price
£640,000
Freehold



**Cornerstone Cottage
4 Briantspuddle,
Dorchester,
Dorset
DT2 7HR**

- Listed Grade II
- Set in 1/3rd acre
- Double garage and driveway
 - Conservatory
 - 4/5 bedrooms
 - 2 reception rooms

Viewing strictly by appointment through
Symonds & Sampson Dorchester Sales Office
on 01305 261008





The Property

Cornerstone Cottage is a spacious and light cottage with nice size rooms and flexible accommodation that would suit a variety of buyers from a family home to a holiday let.

The cottage is well presented and characterful. It would benefit from some gentle modernisation and offers great potential to put your own stamp on and make it your home.

Situated on the western edge of Briantspuddle, a quiet and picturesque village with a village hall and shop/post office. The village has an interesting history, with Sir Ernest Debenham purchasing land farmed in the area, in the early 1900's, with the idea of creating a self sufficient model village.

The accommodation in brief comprises; entrance hall, sitting room with beamed ceiling, inglenook fireplace with brick hearth and bread oven, a good size room with TV connection and cupboard housing electric meter and consumer board with trip switches. There is a door into the garden and a convenient downstairs shower room, as well as a separate study with flagstone floor.

The kitchen has a beamed ceiling and is fitted with a range of cupboards and drawers, ample work surfaces with sink and drainer,

integrated electric hob and integrated double oven, space for a breakfast table and chairs and completed with laminate flooring. Cupboard to accommodate fridge and freezer. From the kitchen, steps lead up to a conservatory with glass roof, over looking the garden. There is a further room on the ground floor, arranged as a double bedroom but could be used for other purposes.

Upstairs leading off the landing are four bedrooms, bedroom one is particularly spacious with fitted wardrobes and a sink. Most of the bedrooms have fitted storage and the bathroom has a modern white suite to include a bath, WC and vanity basin.

Outside

The rear garden is south facing and private with established hedges along the boundaries, there is a patio abutting the house with a few steps to a raised lawn that extends to the far boundary with some mature trees.

There is a useful block built store abutting the garage and side gate giving access from the drive. The property benefits from a double garage and private driveway. The garage could do with work to improve the roof structure but does provide good storage and has power and light.

Situation

Situated on the edge of this picturesque and historic village which lies within the unspoilt Piddle Valley and is within easy access via the A35 to Dorchester and the larger conurbations of Poole and Bournemouth. There is good walking out directly from the property, perfect for dog owners, with woodland at the top of the valley. The village is home to a well-used village hall, community run shop and post office, for more information visit briantspuddle.info community website.

The nearby village of Tolpuddle has a popular village pub called The Martyrs Inn and Puddletown, about 5 miles away, has pre, first and middle schools, a well regarded doctors surgery and village shop. Moreton village with train station is about 3.5 miles away with a mainline to London Waterloo. There are a variety of sporting facilities and leisure pursuits in the area including golf at Bere Regis (Dorset Golf & Bowls resort), Dorchester (Came Down), Sherborne, and Yeovil. Fishing on the river Frome and Piddle. Sailing and water sports along the coast in Poole and Weymouth & Portland, where the Dorset coastline has been accorded World Heritage status. Lulworth Cove/Durdle door is located 14 miles away.

Services

Mains drainage, water and electricity are connected. Electric heating.

Local Authority
Dorset Council
01305 251010 or www.dorsetcouncil.gov.uk

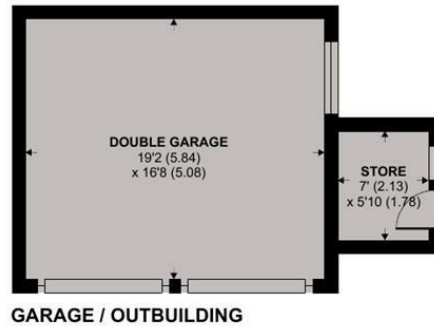
Council Tax Band: F
EPC: Exempt

Agents Note
Please be advised the cottage has a patch of Japanese Knotweed which is managed with a professional treatment plan and has an insurance backed guarantee. The cottage also had structural work to the East gable end in 1999/2000. The sellers would consider selling the property furnished.



Directions
From Dorchester take the A35 eastbound towards Bere Regis. After 8 miles take the exit signed Briantspuddle/Affpuddle. Proceed southbound on the B3990 and shortly after turn left signed for Briantspuddle, head into the village at the crossroads turn right. The cottage is a short distance along on the left. Use what3words to find your destination - detriment.sectors.remover

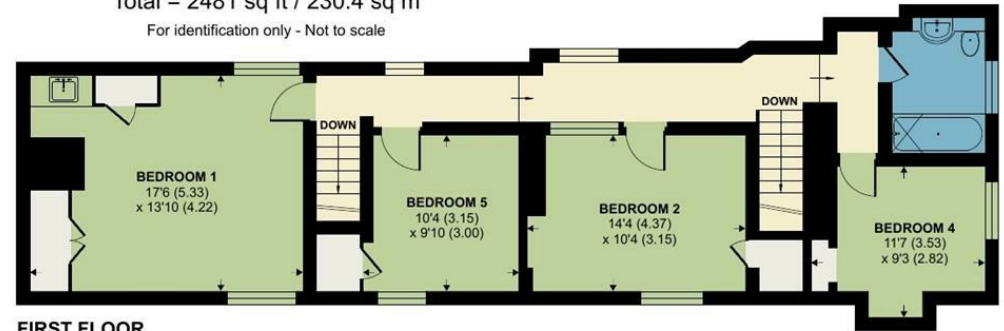
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Briantspuddle, Dorchester

Approximate Area = 2121 sq ft / 197 sq m
Garage = 319 sq ft / 29.6 sq m
Outbuilding = 41 sq ft / 3.8 sq m
Total = 2481 sq ft / 230.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Symonds & Sampson. REF: 1062132



Dorchester/SPX/20.03.24/REV

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