



## Corner Cottage, Plush, Dorchester, Dorset

A spacious 4 double bedroom detached country cottage, with off road parking and glorious gardens, within the village of Plush in the Piddle Valley.

Guide Price  
**£695,000**  
Freehold

**Symonds  
& Sampson**

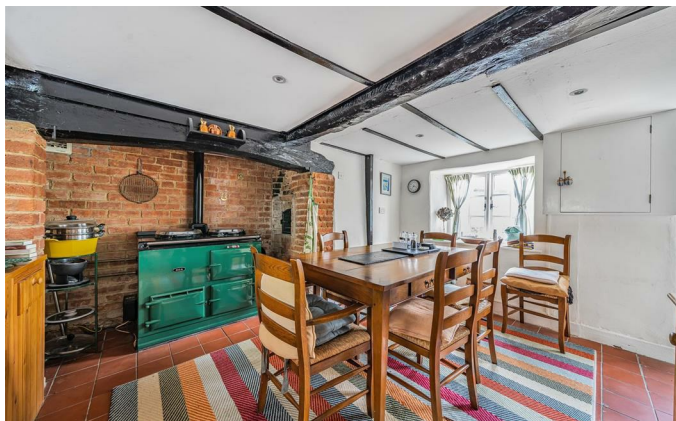
ESTABLISHED 1858



## Corner Cottage, Plush, Dorchester, Dorset, DT2 7RJ

- Annexe potential
- Grade II listed
- Idyllic location in the Piddle Valley
  - Large gardens
- Downstairs 5th bedroom or further reception room
- Country kitchen / dining room with Aga
  - Countryside views
  - Council Tax Band F

Viewing strictly by appointment  
Symonds & Sampson  
01305 261008







#### The Property

Originally two cottages, this detached 18th Century Grade II listed country cottage is built of cob construction under a part thatched and part tiled roof. The property is situated in the most wonderful position in the prime village of Plush within the Piddle Valley, and the house itself is situated on a corner plot with a tributary of the River Piddle running within the boundary of the property and wonderful extensive walled gardens.

There are two entrance doors in to the property, one that leads into the kitchen / dining room and another that leads to a hallway on the Northeast end of the house. This side of the house has potential to make a self contained annexe with the separate entrance and its own staircase. Off the hallway is a downstairs shower room with shower cubicle, WC, wash hand basin, as well as space and plumbing for a washing machine and tumble dryer. There is also a downstairs reception room, which would make an excellent snug, study or ground floor 5th bedroom. Stairs rise from the hallway to the largest of the first floor bedrooms and there is storage in the eaves and views over the garden.

The central sitting room is a spacious room with dual aspect and there is a central fireplace with wood burning stove. The kitchen / dining room is a fantastic family space with an oil fired Aga positioned in an old inglenook fireplace with side bread oven. The hand-built kitchen is built in solid pine with ample cupboards and drawers and has space for a small dishwasher and tall fridge / freezer. There is a fantastic central space for a large dining room table and chairs, as well as an under stairs cupboard for storage to the side, with stairs rising here to the additional first floor bedrooms on the thatched side of the house.

Here on the first floor are three bedrooms, the largest of which has an interconnecting door directly to another bedroom (or dressing room) with built in wardrobes. There is another double bedroom with built in wardrobe and a family bathroom which is exceptionally spacious and comprises a bath, WC, bidet and wash hand basin. The hot water tank and linen cupboard are also located here.

#### Outside

The spacious cottage gardens at Corner Cottage are tranquil and secluded and are surrounded by an attractive stone wall along the boundary with the country lane. There is a pedestrian timber gate here giving access to the lane. The vehicular entrance to the property is on the Southeast side of the plot and a secure five bar gate gives access off a splay to a gravelled area providing off road parking for two cars. Here there is also a substantial garden shed and a path to the property.

The garden is mainly laid to lawn, in two large sections to the front and side of the property and it has large sweeping flower borders with mature shrubs and flowers and small trees dotted around the garden including two apple trees and holly trees. Superb views of the surrounding countryside and hills are enjoyed from the garden as well as the house. Abutting the front of the property there is a patio seating area, that wraps around the side of the property where Wisteria grows, and to the rear of the property where there is a covered log store and boiler room housing the oil-fired boiler, as well as extra garden storage space. The tributary of the River Piddle runs along rear boundary of the property and there is a small parcel of land on the other side of the river which is also owned by Corner Cottage, with potential for a vegetable garden and fruit bushes. Beyond this point there is a gated access to the paddock which is owned by the village community, in the form of a charitable trust and it's here that community village events / fete's are held.

#### Situation

Corner Cottage has a wonderful position within the favoured village of Plush with its renowned public house, The Brace of Pheasants, cricket ground and spectacular views of the surrounding countryside. It is within an area of Outstanding Natural Beauty and there is a good network of footpaths and bridleways. The nearby village of Piddletrenthide, about 1 ½ miles, has a village store, the well regarded Piddle Valley First School, hairdresser and village hall. There are a number of good public houses along the valley. The County Town of Dorchester with its shops, educational, recreational and cultural amenities

including the weekly market on Wednesdays is about 9 miles to the south, together with the main line railway to London (Waterloo). Cross Channel ferries can be accessed from Poole.

#### Services

Mains electrics and water.  
Private drainage.  
Oil fired central heating.

Broadband - Superfast speed available

Mobile - Network coverage is reported to be good for both indoors and out on selected providers (Information from <https://www.ofcom.org.uk>)

#### Local Authority

Dorset Council  
01305 251010 and [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Council Tax Band: F  
EPC: Exempt

#### Agents Notes

The property has historically flooded 2016 from a flash flood. Since then, works has been undertaken by the current vendor to mitigate any future problems. Works include raising the retaining wall of the river so that any flood water would be diverted over the road to the stream on the other side and since doing so, the property has not flooded. Removeable flood panels that have been installed to the doorways of the property as a precautionary measure. The property is fully insured with the NFU. The cottage was re-thatched in 2018.



### Directions

From Dorchester proceed on the A35 eastbound. Shortly after leaving the town centre, turn left onto the B3143 and follow this road up the Piddle Valley. Upon entering Piddletrenthide take the second right signed to Plush/Mappowder. Upon entering Plush bear right opposite The Brace of Pheasants and Corner Cottage will be found on the left hand side.

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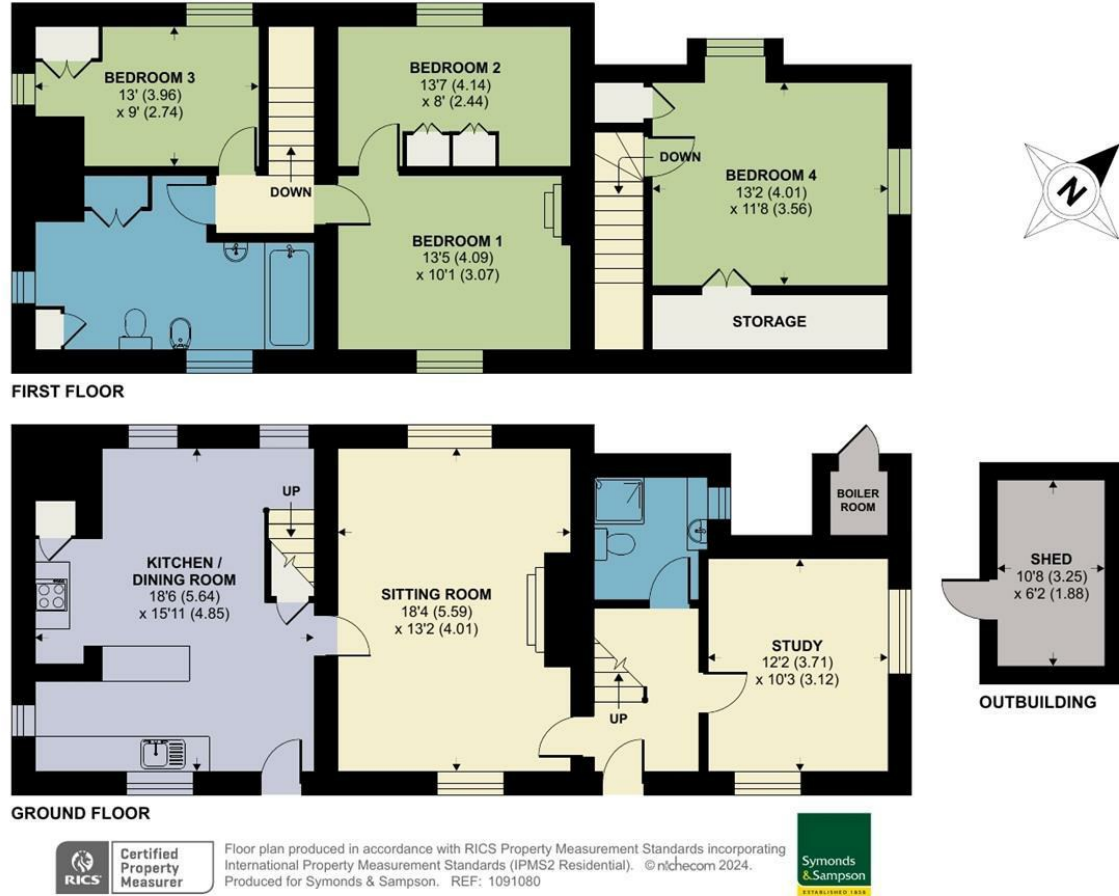
## Plush, Dorchester

Approximate Area = 1664 sq ft / 154.6 sq m (excludes store)

Outbuilding = 66 sq ft / 6.1 sq m

Total = 1730 sq ft / 160.7 sq m

For identification only - Not to scale



Dorchester/KWI/11.03.24

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