



**The Old Post House, 2 Bladen Valley, Briantspuddle,
Dorchester, Dorset**

Guide Price
£850,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

A Grade II Listed detached cottage enjoying a quiet secluded location in gardens of just over two thirds of an acre within the unspoilt Piddle Valley.

**The Old Post House, 2 Bladen Valley
Briantspuddle, Dorchester
Dorset, DT2 7HP**

- Grade II Listed
- Triple garaging
- Swimming pool
- Secluded gardens
 - Conservatory
- Very well presented
 - In all 0.7 acres.

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

The Old Post House is a listed grade II building being of architectural or historic interest and is nestled in Bladen Valley enjoying a generous beautifully kept garden (about 0.7 of an acre) and a pretty countryside view.

Bladen Valley is 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 as in the early 1900's Sir Ernest Debenham purchased land farmed in the area with the idea of creating a self sufficient model village.

The property has painted Debenham block elevations under a thatch roof and is light and bright. Considerably improved throughout by the present owner, the house is extremely well presented, retaining its charm and character whilst mixing some modern fittings sympathetic to the age and character.

The accommodation in brief comprises; entrance hall with cloakroom, sitting room with a central chimney and fireplace with raised hearth, a triple aspect room with TV/sky connection and a nice outlook onto the drive and countryside beyond. Separate dining room and kitchen fitted with a range of cream cupboards and drawers, ample work surfaces with Belfast style sink, electric hob, integrated double oven, fridge and freezer. Tiled floor extending into the conservatory/garden room with modern glass roof, electric heating and TV connection.



Upstairs leading off the landing are 4 double bedrooms, all are tastefully decorated, bedroom 1 has fitted wardrobes, the bathroom has a new white suite to include a bath, separate shower, wc and basin, heated towel rail and stylish floor and wall tiles. An interesting cupboard on the landing houses a ladder to access the attic room with dormer window. There are fantastic views from all upstairs windows over the adjacent countryside.

The property benefits from detached triple garaging with power and light, gravelled drive with ample parking, swimming pool and oil fired central heating.

Outside

The rear garden extends around the cottage and is very well kept and private, there is ample space for children to play and enjoy or for an enthusiastic gardener to continue the present owners good work. Mostly laid to lawn with surrounding hedges and secure fencing. There are a variety of different species of trees and some shrub and flower borders. There is a useful, very large size block built store for

garden implements and an attached store that can house a sit on mower.

There is an attached thatched utility room with work surface and sink, plumbing for a washing machine and tumble dryer, floor standing oil fired boiler and pool filter system.

There is a generous patio abutting the cottage which extends to the pool area, the swimming pool (heated) is well maintained with underwater lighting and permanent steps that lead into the pool. There is a timber summerhouse overlooking the pool.

Side access to both sides of the house with access to the garaging and parking for a number of cars, the larger double garage door is an electric up and over door for convenience. Double gates on the other side allow for easier access if required for mowers and other larger items.

At the front of the property are deep, well kept grass verges and at the entrance of Bladen Valley is a war memorial commissioned by Ernest Debenham.

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 in the immediate area, perfect for dog owners, with woodland at the top of the valley, a well-used village hall and community run shop and post office, for more information visit briantspuddle.info community website. The nearby village of Tolpuddle has a village pub 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. Sailing and water sports along the coast in Poole and Weymouth & Portland, the Dorset coastline has been accorded World Heritage status.





Services

Mains drainage, water and electricity.
Oil fired central heating.

Broadband

Ultrafast speed available

Mobile

Network coverage is reported to be good for both indoors and outdoors (<https://www.ofcom.org.uk>)

Local Authority

Dorset Council - 01305 251010 or
www.dorsetcouncil.gov.uk

Council Tax Band: F

EPC – Exempt

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 signed for Bladen Valley, the house is a short distance along on the left.

What3Words///makeup.minds.riverboat

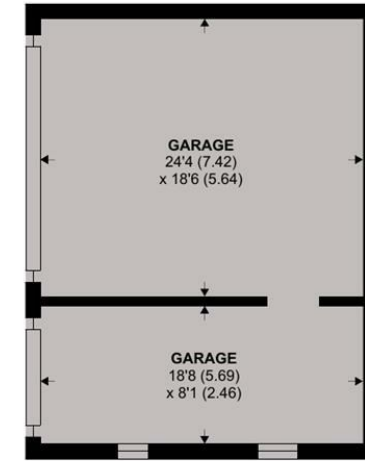
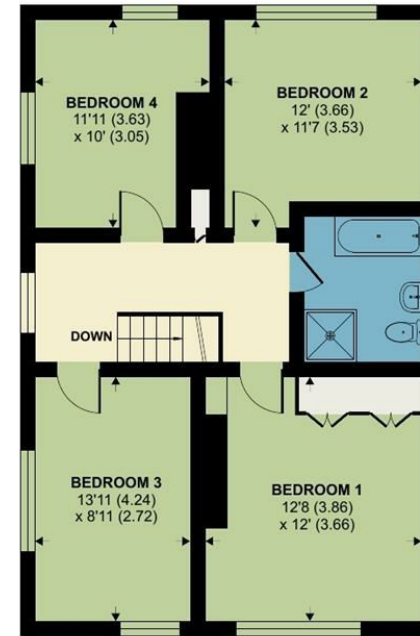
Bladen Valley, Briantspuddle, Dorchester

Approximate Area = 1712 sq ft / 159 sq m

Garage = 450 sq ft / 41.8 sq m

Total = 2162 sq ft / 200.8 sq m

For identification only - Not to scale



Dorchester/SPX/04.04.24



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2023. Produced for Symonds & Sampson. REF: 1007505



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