



Main Road, Tolpuddle, Dorchester, Dorset

Price Guide
£750,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

An attractive and stylish four bedroom detached village house with superb uninterrupted countryside views.

**42 Main Road,
Tolpuddle, Dorchester,
Dorset, DT2 7EU**

- Fantastic views
- Stylish interior
- Four bedrooms
 - En suite
 - Study
- Double garage

Viewing strictly by appointment
Symonds & Sampson
01305 261008





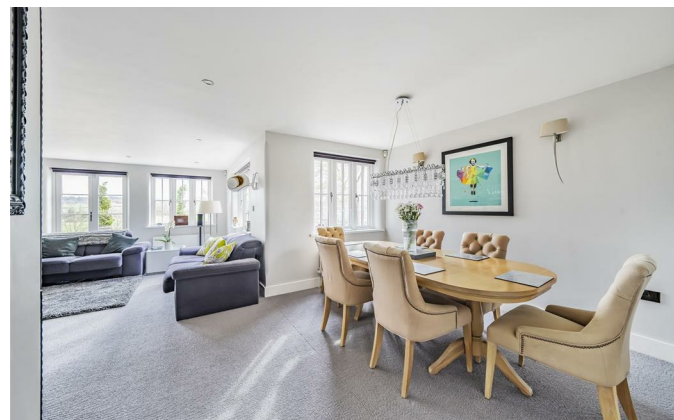
The Property

This handsome village house with brick and flint elevations was built in 2006 as one of a pair and enjoys an elevated setting with beautiful uninterrupted views over water meadows and countryside to forestry beyond.

A large elevated patio adjoins the house and is perfect in warmer months to enjoy the views from, a peaceful setting in the heart of the village with a welcoming and vibrant community and just a short walk from the village pub.

With a stylish and contemporary interior the property flows well and is very well presented. Light and bright throughout with accommodation comprising; entrance hallway with handy under stairs storage cupboard and a downstairs cloakroom. A ceramic tiled floor extends into the kitchen, fitted with a range of cupboards and drawers, ample worksurfaces with matching upstand and breakfast bar, an induction hob with extractor hood and integrated oven, microwave oven and dishwasher. There is space for an American style fridge/freezer and a wine chiller. Conveniently there is an integral door for access into the double garage.

The sitting/dining room is a good size room with a chimney breast, raised hearth and a contemporary gas living flame fire, there is an audio wall with TV connection and space for audio equipment. A lovely and light south facing room with French doors to the patio.



The dining space is ample for a good sized table and chairs, perfect for entertaining. A separate study with fitted cupboard completes the ground floor.

Upstairs leading off the landing are four bedrooms and a family bathroom. The master bedroom is an impressive room and takes full advantage of the views with large windows and French door to include a Juliet balcony. With a vaulted ceiling and feature beams enhancing the space and a range of fitted wardrobes. The en suite has been updated and enjoys modern sanitary ware with a walk in shower, wall hung WC and vanity basin; the room is fully tiled with downlighting and extractor fan.

Bedroom 2 is another good sized double room with fitted cupboards and Velux roof windows. Bedroom 3 is a double bedroom with a fitted wardrobes and has a lovely aspect. Bedroom 4 is a spacious single bedroom with room for bedroom furniture. The family bathroom has a white contemporary suite with a walk in shower, bath and wall

hung twin basin vanity unit and WC; mostly tiled with some clever LED lighting and a heated towel rail.

The property benefits from a driveway and double garage with electric roller door, power and light.

Outside

The rear garden is south facing and well kept with a raised patio extending the full width of the property with outside power points and stunning views. Steps lead down to the garden, which is mostly laid to lawn with established shrub and flower borders and space for a garden shed. There is secure side access to the drive at the front of the house.

Situation

Tolpuddle lies just to the north of the river Piddle, about 7 miles to the east of Dorchester. The village has a fine church (St John's), village hall and a well-equipped children's playground and pub, The Martyrs Inn. The village is famous for its links with the birth of the Trade Union movement. There is a museum detailing the story of the "Tolpuddle

Martyrs" in the village.

Puddletown, about 2.5 miles, has a good range of facilities including a general store/sub post office, church, village hall, pre, first and middle schools, modern doctors' surgery and veterinary practice.

Mainline rail stations at Dorchester, Wool and Moreton are on the London/Waterloo line and a further line in Dorchester connects to Bristol Temple Meads. The larger conurbation of Poole/Bournemouth as well as Wimborne and Blandford are within easy driving distance.

Services

Mains drainage (Pumped), Electric, Water and Oil fired central heating.

Broadband - Superfast speed available
Mobile - It is reported that you are likely to have network coverage 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: D

Directions

From Dorchester take the A35 eastbound and the exit road signed 'Puddletown/Tolpuddle'. Go over the dual carriageway; proceed into Puddletown and at the traffic lights turn left. Go through Puddletown and proceed to Tolpuddle. Continue through the village, passing St. John's Church and The Martyrs Inn and after a short distance the property will be on your right hand side. Use What3words to find your destination - hood.spark.scrubbing



Main Road, Tolpuddle, Dorchester

Approximate Area = 1822 sq ft / 169.2 sq m
 Limited Use Area(s) = 127 sq ft / 11.7 sq m
 Garage = 289 sq ft / 26.8 sq m
 Total = 2238 sq ft / 207.7 sq m
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Dorchester/SP/22.05.24/rev



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1097179



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 ESTABLISHED 1858

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