



2 Central Farm, Main Road, Tolpuddle, Dorchester

A pretty 3 bedroom modern thatch cottage in a popular village and very well presented with a manageable garden, carport and en-suite.

Guide Price
£340,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

2 Central Farm, Main Road, Tolpuddle, Dorchester, DT2 7EW

- Modern cottage
 - Carport
 - En-suite
- Downstairs cloakroom
- Kitchen/breakfast room
- Very well presented
- Wood burning stove

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





A pretty 3 bedroom modern thatch cottage in a popular village and very well presented with a manageable garden, carport and en-suite.

The Property

This pretty cottage has cream rendered elevations under a thatch roof and is extremely well presented throughout, mixing character features with modern benefits.

The cottage occupies an elevated position and enjoys an attractive outlook opposite a small green which is famous as the meeting point of the original Tolpuddle Martyrs.

The accommodation in brief comprises; dining hall with space for dining table and chairs and attractive stone tiled floor that extends into the kitchen/breakfast room fitted with ample cupboards, drawers and work surfaces, integrated fridge/freezer, dishwasher and washing machine. There is space for a range style electric oven with extractor hood over. Space for a breakfast table and French doors into the garden. The sitting room is a spacious room with a chimney breast

and hearth, wood effect flooring, TV connection, also with French doors leading into the garden.

On the first floor are 3 bedrooms, all are a nice size and the bedrooms on the front of the property enjoy a lovely outlook with views over rooftops onto open countryside in the distance, the master bedroom has fitted wardrobes and an en-suite shower room. The bathroom has a white suite with bath, WC, basin, heated towel rail and extractor fan.

The property benefits from a carport situated at the rear of the property, downstairs cloakroom and electric heating with radiators.

Outside

Abutting the house is a private courtyard area and steps that lead on to a raised lawn with well-stocked flower borders and a further brick paved terrace with summer house. There is a rear gate providing useful access.

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 The Martyrs Inn is a well used village pub. 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.

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.

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 water, drainage and electric.

Broadband - Superfast speed available

Mobile - It is reported that there is limited indoor coverage and likely outdoor coverage (<https://www.ofcom.org.uk>)

Local authority
Dorset Council - 01305 251010
www.dorsetcouncil.gov.uk

Council tax - Band D

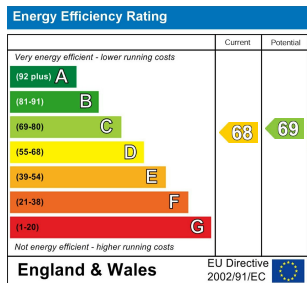
EPC - Band D

Agent note: There is a management charge for the cost of common areas of £100 pa payable in March.

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. The house is a short distance along on the left hand-side just opposite a small green and before the Central Farm Lane turning.

What3Words///glares.clogging.spouse



DORCHESTER/SPX/14.05.24

Main Road, Tolpuddle, Dorchester

Approximate Area = 962 sq ft / 89.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 1019279



01305 261008
Symonds & Sampson LLP
Symonds & Sampson 9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset, DT1 1QR
dorchester@symondsandsampson.co.uk
www.symondsandsampson.co.uk

Symonds & Sampson
ESTABLISHED 1858

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