



Redlands Cottages, Piddletrenthide, Dorchester Dorset

A 3 bedroom semi-detached house located in the much sought after Piddle Valley. The property requires modernisation and offers an additional plot of land situated adjacent on Tullon's Lane.

Guide Price
£200,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

1 Redlands Cottages Piddletrenthide, Dorchester, Dorset, DT2 7QL

- Semi-detached
 - Parking
- Additional plot of land
 - No chain
- 2 reception rooms
 - 3 bedrooms

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





The Property

This semi-detached cottage is being sold with no chain and is offered for sale to include an additional plot of land, adjacent to the property which offers development potential, subject to planning permission which the previous owner had intended to apply for.

The property is light and spacious, it would benefit from some improvements but is generally well presented.

The property has off road parking and accommodation comprising; entrance hall with under stairs cupboard, sitting room with tiled floor and chimney breast with wood burning stove. Separate dining room with tiled floor and chimney breast with open fire. The kitchen is fitted with a range of cupboards and drawers, integrated electric oven, hob and extractor hood. There is space for a fridge/freezer, plumbing for dishwasher and ample work surfaces. There is a useful utility/cloakroom with space and plumbing for washing machine and additional fitted cupboards with worktop and sink and a second WC.

A ground floor bathroom with white suite to include a bath,

WC and basin.

Upstairs bedrooms 1 and 2 are both good size double bedrooms, bedroom 3 is a single room.

Outside

There is a lean-to, which provides storage, and a garden abutting the house, which includes a parking space. There is also an additional triangular plot of land situated adjacent on Tullons Lane. This plot is partially enclosed by established hedging and laid to lawn, it offers scope to develop subject to planning.

Situation

Piddletrenthide is within the much sought after Piddle Valley and in an Area of Outstanding Natural Beauty. The village has a modern first school and a hairdresser. A short distance along in Piddlehinton, the Thimble is a popular village pub.

The county town of Dorchester is about six miles to the south with an excellent range of shops, schools, restaurants and the County Hospital. Communications are good with rail

links from Dorchester to London Waterloo and Bristol Temple Meads.

The Abbey town of Sherborne and the regional centre of Yeovil are about fourteen and nineteen miles respectively. Both towns are on the London/Exeter line. The A35 provides access to the A31 and thence eastwards to the M27/M3 to London, and to the west to Devon and Cornwall.

There are numerous sporting facilities and leisure pursuits in the area including golf at Dorchester (Came Down), the Dorset Golf and Country Club, Sherborne, and Yeovil. Sailing and water sports along the coast. The Dorset Jurassic coastline has been accorded World Heritage status and there are fine beaches including Ringstead bay, Weymouth bay, Lulworth Cove and Studland. There is excellent walking and riding in the vicinity over the surrounding countryside.

Services

Mains electricity, water and drainage.
Oil fired heating.

Broadband - Superfast speed available

Mobile - It is reported you are likely to have network coverage for both indoors and out on selected providers (Information from <https://www.ofcom.org.uk>)

Flood Zone 3. It is reported that there is a high risk of surface water flooding and a medium risk of flooding from nearby rivers and the sea. (<https://www.gov.uk/check-long-term-flood-risk>)

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

Council Tax Band: D
EPC: F

Directions
From Dorchester, take the Yeovil road, turning right at the BP garage, onto the Old Sherborne Road. Proceed for about six miles and then turn right signed to Piddletrenthide. Proceed down the hill to the T-junction and turn right. The property will be found a short way down the road on the left-hand side, immediately after the turning for Tullons Lane. What3Words
///lightly.youthful.invisible

Piddletrenthide, Dorchester

Approximate Area = 1136 sq ft / 105.5 sq m
Outbuilding = 115 sq ft / 10.6 sq m
Total = 1251 sq ft / 116.2 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	71
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
30	
EU Directive 2002/91/EC	
England & Wales	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 962704



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

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