



Symonds
& Sampson

High Street

Piddlehinton, Dorchester, Dorset

1 High Street

Piddlehinton, Dorchester
Dorset DT2 7TD

A delightful four bedroom cottage with its own adjoining copse (in total 0.38 acres) being sold with no onward chain, garage and parking.



- No onward chain
- Garden & copse (0.38 acres)
 - Garage & driveway
 - En suite bathroom
- Four double bedrooms
 - Study

Guide Price £450,000

Freehold

Dorchester Sales
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THE DWELLING

A charming four bedroom semi-detached cottage with mellow lime and rendered elevations and adjoining copse. The property enjoys some character features and benefits from a gravelled drive and a garage.

ACCOMMODATION

Presented in good decorative order throughout, the accommodation comprises; welcoming entrance hallway, sitting room with chimney breast and wood burning stove, dining room with chimney breast and wood burning stove on a raised hearth, kitchen/breakfast room with reclaimed pine handmade kitchen, integrated electric oven and hob. There is also a separate study and handy downstairs cloak room.

Upstairs leading off the landing is a particularly nice master bedroom with vaulted ceiling, en suite bathroom and dressing area with fitted wardrobes, three further bedrooms and a modern shower room. Bedroom 4 is accessed via the master room and features its own direct access to the garden. The cottage benefits further from oil fired central heating and handmade double glazed oak windows.

OUTSIDE

Directly from the rear of the property is a private courtyard with steps rising to an area of raised flower beds and leading on to an area of lawn with mature shrub and flower borders. The garden is a level lawn with a "hobbit house" and garden shed behind, as well as ample space for a greenhouse.

In addition to the garden there is a small copse which adjoins the garden (0.3 acres), attracting a variety of wildlife and great place for dens and exploring.

SITUATION

Piddlehinton has an active community, parish church, village hall and The Thimble Inn. Opposite the property, just a short walk away, is the Millenium Green with childrens' play equipment and the nearby village of Piddletrenthide has a well regarded modern first school.

The county town of Dorchester is about 5 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. Both Sherborne and Yeovil are on the London/Exeter line. The A35 provides access to the A31 and thence the M27/M3 to London, and to the west.

There are many footpaths and bridleways across the beautiful surrounding countryside. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities.

DIRECTIONS

What3words///fastening.branch.armful

SERVICES

Mains water, electricity, drainage are connected. Oil fired central heating.

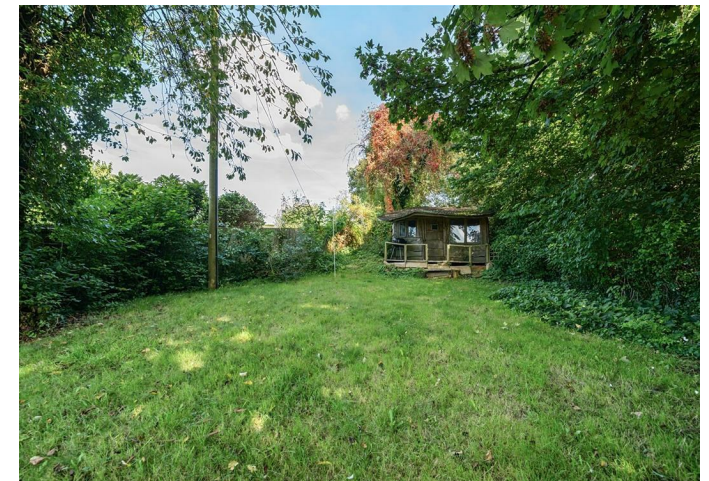
Broadband - Superfast speed available

Mobile - It is reported that you are likely to have coverage outdoors and limited coverage indoors (<https://www.ofcom.org.uk>)

Council Tax Band: D (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Please note that in the copse of trees is a badger set, it is not known if it is an active set.



High Street, Piddlehinton, Dorchester

Approximate Area = 1578 sq ft / 146.6 sq m

Garage = 190 sq ft / 17.6 sq m

Total = 1768 sq ft / 164.2 sq m

For identification only - Not to scale

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 49-54 | E | | |
| 35-48 | F | | |
| 1-34 | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 73 | 42 |
| | | EU Directive 2002/91/EC | |



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1187946



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