

Symonds
& Sampson



The Old Vicarage

The Green, Puddletown, Dorchester

The Old Vicarage

The Green
Puddletown
Dorchester
Dorset DT2 8SN



- 0.52 Acre garden and orchard
- Historic Grade II * house
 - 4/5 Bedrooms
 - Period Features
 - Cellar
 - Solar Panels
 - Parking

Guide Price £800,000

Freehold

Dorchester Sales
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THE PROPERTY

The Old Vicarage is believed to be one of the oldest houses in the village and reputed to date from the 16th century. The present owners have sympathetically extended the house which is Grade II * listed and retains fine internal features including panelled walls and beamed ceilings. Very well kept and nestled in the heart of the village with a mature garden, orchard and parking.

THE HISTORY

It is thought that Margaret Pole, Countess of Salisbury, may have built the original house for her youngest son Reginald Pole when he became the vicar in 1532. The house has since been altered and enlarged. Rev Dr Henry Dawnay became vicar in 1722, he deemed to have wished to maintain standards to which he had been accustomed to in his family home and it was he who had the graceful west wing of the vicarage built. A new vicarage was built in 1976 and the Old Vicarage was divided into 2 dwellings which today are The Old Vicarage to the East and Dawnay House to the West. (Source CL Sinclair Williams ISO)

THE ACCOMMODATION

This attractive period house is very well presented blending a mix of historical features with modern advantages. With a tasteful and stylish interior the house is light and spacious with a lovely feeling from days gone past to the modern day.

The welcoming entrance hall greets you as you walk in with a quarry tiled floor and inglenook with painted brick inset and raised hearth with woodburning stove. The sitting room has a fantastic beamed ceiling and open fire with stone surround and hearth. The walls are predominantly painted wooden panelling and believed to be early 18th century. There is large window on the east elevation over looking the garden and a smaller window on the south elevation both with shutters.

The kitchen/dining room is fitted with ample cupboards and drawers in a sophisticated soft grey with grey work surfaces and island unit, gas range style cooker and integrated dishwasher, fridge and freezer. Wooden flooring extends to a dining area with French doors into the garden, and into a pretty walled courtyard garden. There is a handy utility room and shower room with WC. A modern spiral staircase rises to a study with a feature window that overlooks the garden and some exposed beams. A double bedroom with walk in wardrobe leads off which offers scope for a further en-suite.

On the first floor there are two double bedrooms, Bedroom 1 is a good size room with fitted wardrobes and has panelling to dado height, Bedroom 2 is a double room with understairs storage. The shower room has been recently updated with a more contemporary white suite to include a shower, WC and vanity basin.

On the second floor Bedroom 3 is another nice size double bedroom and Bedroom 4 a very comfortable single bedroom. The bathroom is spacious with a free standing roll top bath and shower over., WC and pedestal basin.

In addition to the living accommodation there is access from the hall via a brick stairwell into a cellar with wine bins marked for the vicars favoured tipple.





OUTSIDE

The garden is a notable feature, part walled and private with a variety of mature trees and shrubs. The level lawn was once the vicarage tennis court and has some well stocked flower beds with spring bulbs and box hedging. A gravelled path leads to the parking area. In addition to the garden there is a pretty orchard with an assortment of fruit trees, walled on three sides with raised vegetable beds, composting, green house and a brick built potting shed. There are solar panels that provide some residual income.

SITUATION

The Old Vicarage has lovely views of the church and is well served with an array of local amenities, including village shop/post office, doctor's surgery, veterinary practice, village hall, community library and The Blue Vinny pub. The village is home to both a primary and middle school and has a recreational ground with cricket pitch, sports pavilion and children's play area.



Puddletown is located in the heart of Dorset and benefits from charming views of the surrounding countryside, with easy access to a network of footpaths/bridleways and Puddletown Forest to the west. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a variety of water sports.

The historic county town of Dorchester is less than 5 miles away and has a variety of restaurants, shops and leisure facilities, including mainline railway stations with services to London Waterloo and Bristol Temple Meads. The A35 gives access to Dorchester/Weymouth and Poole/Bournemouth areas and there is a cross channel ferry from Poole.

DIRECTIONS

Whats3words to find your destination.- haunts,scooter.group

SERVICES

Mains water, electricity, drainage and gas are all connected.

Gas fired central heating.

Privately owned solar panels erected in garden. Fixed feed-in tariff. Generating an income of approximately £500 per year.

Broadband - Superfast speed available

Mobile - Likely to get mobile coverage outdoors and have limited coverage indoors (<https://www.ofcom.org.uk>)

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

EPC: Exempt - Grade II* listed

MATERIAL INFORMATION

Shared privately owned driveway with the neighbouring properties (The Coach House and The Stables).

There is flying freehold with Dawney House. The cellar belonging to The Old Vicarage runs under Dawney House.

The property is subject to chancel repair liability. The current owners have a Chance!Sure policy in place that is valid until 2034.



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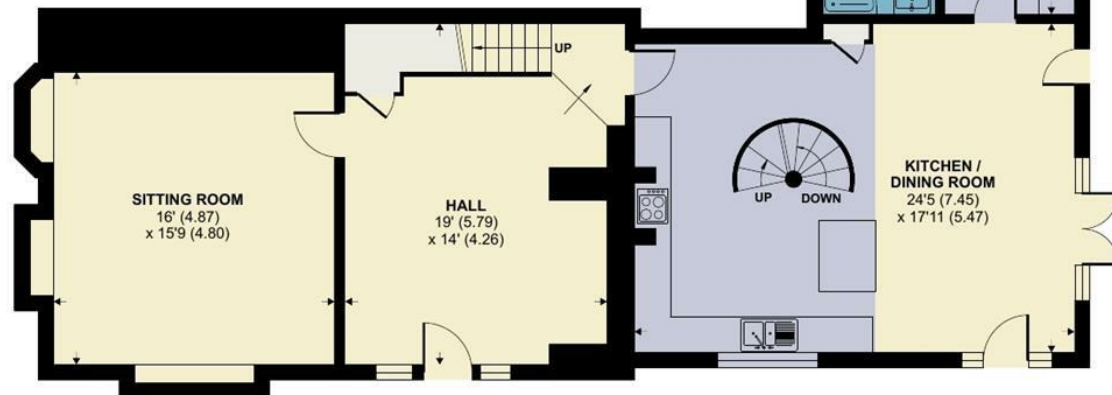
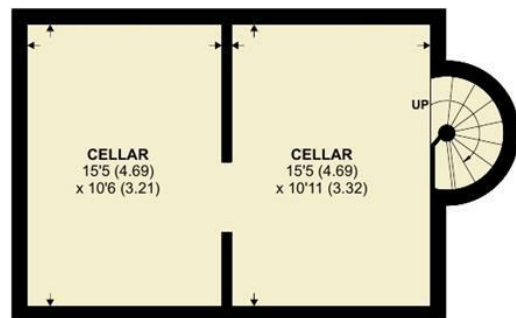
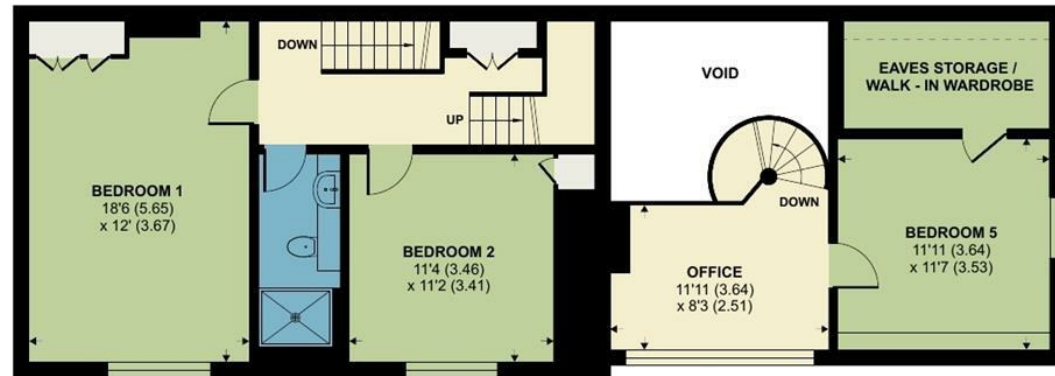
Approximate Area = 2863 sq ft / 265.9 sq m (excludes void)

Limited Use Area(s) = 11 sq ft / 1 sq m

Total = 2874 sq ft / 266.9 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1256312



Dorchester/SP/14.3.25



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