



Symonds
& Sampson

Symmonds Cottage

Affpuddle, Dorchester, Dorset

Symmonds Cottage

25 Affpuddle, Dorchester,
Dorset, DT2 7HH

A charming detached period cottage with four double bedrooms, set in a serene and private setting with landscaped gardens, panoramic countryside views, a detached timber cabin, and ample parking including a double garage.



- Detached cottage in a peaceful location
- Abutting open countryside with stunning views
 - Spacious accommodation
 - Four double bedrooms
- Principle bedroom with en suite and dressing room
 - Three reception rooms
- Large kitchen / dining room leading to oak Orangery
 - Pretty garden and walled vegetable garden
 - Garden cabin with wood burning stove
- Double garage with electric door and driveway

Guide Price £1,250,000

Freehold

Dorchester Sales
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THE PROPERTY

Symmonds Cottage began life as a humble cob cottage some 400 years ago and was extended in the early 1900s by the Debenhams estate to create the manager's farmhouse. This later addition now forms a generous, triple-aspect Arts and Crafts-style sitting room, where the original dairy entrance remains in place—a charming nod to the property's heritage. Constructed in part from traditional cob and part brick and block, the exterior is finished with a painted lime render beneath a tiled roof, lending a soft, natural country cottage appearance. Rich in character and charm, this L-shaped period home occupies a prime position with far-reaching views across the surrounding countryside.

The entrance hall leads into the spacious kitchen/dining room, which truly feels like the heart of the home, featuring a cream oil-fired Aga set within a brick inglenook, framed by a characterful old oak beam. The kitchen is fitted with country-style solid timber cabinetry, topped with granite worksurfaces, and includes a double Belfast sink, built-in oven, and integrated dishwasher. There is also space and plumbing for an American-style fridge freezer, and ample room in the centre for a large family dining table. This superb space opens directly into the oak-framed orangery, which features a roof atrium and triple-aspect views across the garden and surrounding countryside, along with French doors leading out to the side patio. A separate utility room provides further storage and work space, with a door to the side, space and plumbing for a washing machine and tumble dryer, the oil-fired central heating boiler, and access to a downstairs WC.

The property offers three reception rooms, including a cosy snug featuring a dual-sided wood-burning stove that also serves the stunning sitting room beyond. On the other side of the house is a versatile reception room, perfect for use as a home office or an occasional fifth bedroom.

Upstairs, there are four generously sized double bedrooms. The impressive principal suite occupies the entire northern wing and includes a walk-in dressing room with extensive fitted wardrobes and space for a dressing table, a spacious bedroom with breathtaking views, and a contemporary en suite bathroom featuring a freestanding bathtub and a separate shower cubicle. The remaining three charming double bedrooms are served by a luxurious and spacious family bathroom, also fitted with a freestanding bathtub and a large walk-in double shower.



OUTSIDE

Mature and uncomplicated gardens are predominantly laid to lawn, complemented by a spacious patio area ideal for outdoor dining, with ample space for large furniture and an arbour offering seclusion and shelter. A level lower garden borders open fields, dotted with a mix of small and mature trees, creating a peaceful rural outlook. Thoughtfully positioned seating areas throughout the garden provide perfect spots to enjoy the sun at various times of the day.

To the side of the house lies a generous and secluded walled vegetable garden, complete with raised beds for abundant home-grown produce.

Positioned to one side of the garden to make the most of the evening sun is a timber cabin, featuring double-glazed windows and French doors, as well as a cosy corner wood-burning stove. For added convenience, there is a WC located at the rear of the cabin. Furthermore, a spa pool and hot tub provide an ideal space to relax and soak in the tranquillity of the surroundings.

The double garage benefits from an electric up-and-over door, a pedestrian access door to the garden, and ample parking on the block-paved driveway to both the front and side.





SITUATION

Symmonds Cottage is in the delightful small village of Affpuddle, about 1 mile south of the A35 which gives good access to Dorchester and the Poole/Bournemouth conurbation. Puddletown is about 4 miles with local facilities including store/post office, primary and middle schools, village hall and modern doctor's surgery. Mainline rail stations at Dorchester, Wool and Moreton (about 4 miles) on the London/Waterloo line.

The area is particularly well served with schools including Bryanston, Claysmore, Canford, the Sherborne schools, Sandroyd, Knighton House, Port Regis and Milton Abbey.

This part of Dorset is renowned for its sporting and leisure facilities which include riding and walking over the surrounding countryside, golf at East Dorset, Isle of Purbeck and Came Down (Dorchester), sailing and water sports at Poole and Weymouth harbours and along the glorious Jurassic coastline - now a world heritage site.

DIRECTIONS

what3words:///gems.freed.nooks

SERVICES

Mains water, electricity and drainage.
Oil fired central heating.

Broadband - Ultrafast speed is available.

Mobile - Indoor mobile coverage is likely available on the O2 and Vodafone networks, with broader coverage across multiple networks outdoors. (<https://www.ofcom.org.uk>).

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

MATERIAL INFORMATION

Symmonds Cottage is situated within a conservation area and within an area of AONB.

We have been made aware by the vendor that there is spray foam insulation in approximately two-thirds of the roof.



Affpuddle, Dorchester

Approximate Area = 2741 sq ft / 254.6 sq m

Garage = 432 sq ft / 40.1 sq m

Outbuilding = 182 sq ft / 16.9 sq m

Total = 3355 sq ft / 311.6 sq m

For identification only - Not to scale



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

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Symonds & Sampson. REF: 1271775



Dorchester/ATR/17.04.2025



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