

Symonds
& Sampson

Church Cottage

Piddlehinton, Dorchester, Dorset

Church Cottage

Church Hill, Piddlehinton
Dorchester, Dorset
DT2 7TB

A characterful modern, three-bedroom detached village house with rendered elevations and a thatched roof. Offered for sale with no onward chain, and benefiting from a garage, parking, and a landscaped garden.



- Detached thatched cottage
 - Built in the late 1990s
- Offered with vacant possession
- Well-proportioned, light-filled rooms
 - Modern kitchen / dining room
 - Off-road parking for two cars
 - Sought-after Piddle Valley

Guide Price £425,000

Freehold

Dorchester Sales
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THE PROPERTY

This pretty village house, built in the late 1990s, is nestled in the picturesque Piddle Valley and is within walking distance of the popular Thimble Inn.

There are excellent walking opportunities from the property, with one of several nearby bridleways/footpaths leading to the Millennium Green, which has a small play park.

ACCOMMODATION

The property offers well-proportioned rooms that are light and bright throughout, with some character features including beams, an exposed brick chimney breast with hearth, and a cosy wood burner.

The accommodation comprises an entrance hall with a convenient under-stairs storage cupboard and cloakroom. The sitting room features a TV aerial connection and a chimney breast with hearth and wood-burning stove. The kitchen/diner is fitted with extensive storage, with work surfaces extending to a small breakfast bar. It includes an integral electric double oven, hob with extractor, and space for a freestanding washing machine, dishwasher, and upright fridge/freezer. There is also ample space for an 8-seater dining table and chairs, and a stable door leading to the garden.

Upstairs, there are three bedrooms: bedrooms 1 and 2 are both large double rooms, while bedroom 3 is a spacious single room that leads into an eaves area with a Velux window and could make an ideal home office. The bathroom is equipped with a bath, separate shower, WC, and basin.

OUTSIDE

The rear garden is especially attractive, featuring a level lawn, well-stocked flower borders and outdoor lighting. Sleepers form steps that lead up to a terraced patio area with a handrail, surrounded by a variety of shrubs and ornamental trees, with views across the valley. There is side access on both sides of the house.

The property benefits from off road parking for two cars and an attached garage.

SITUATION

Piddlehinton has a vibrant community spirit, offering monthly breakfasts, an annual rounders tournament and village fête, as well as a parish church, village hall and the much-loved Thimble Inn. The nearby village of Piddletrenthide has a shop and a well regarded modern first school.

The county town of Dorchester is about five miles to the south with an excellent range of shops, schools, restaurants and the County Hospital. The abbey town of Sherborne and the regional centre of Yeovil are about fifteen and nineteen miles respectively.

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 a variety of sporting facilities and leisure pursuits

including golf at Dorchester (Came Down), Sherborne and Yeovil. Sailing and water sports along the coast. The Dorset Jurassic coastline has been accorded World Heritage status. There is excellent walking and riding in the vicinity over the surrounding glorious rolling countryside.

DIRECTIONS

What3words:///hilltop.wasps.spirits

SERVICES

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

Broadband - Superfast speed available

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

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

MATERIAL INFORMATION

The property falls within a conservation area. Shared private driveway owned by Church Cottage.



Church Hill, Piddlehinton, Dorchester

Approximate Area = 1132 sq ft / 105.1 sq m

Limited Use Area(s) = 41 sq ft / 3.8 sq m

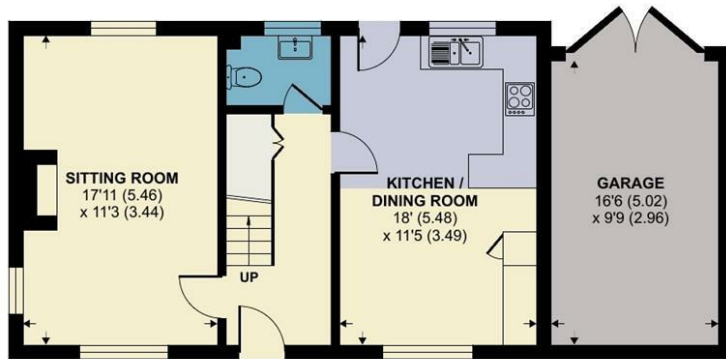
Garage = 160 sq ft / 14.8 sq m

Total = 1333 sq ft / 123.8 sq m

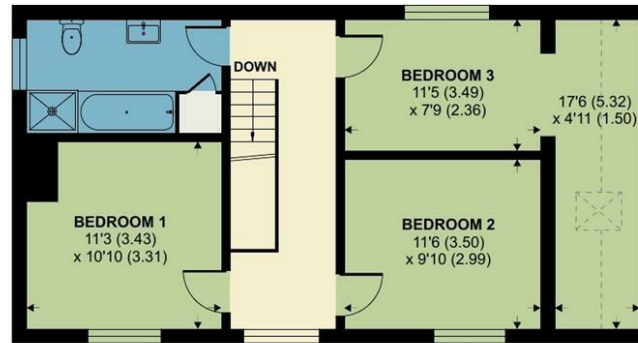
For identification only - Not to scale



Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



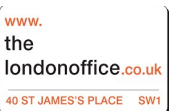
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1268384



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Dorchester/SXP/12.05.2025



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