



Symonds
& Sampson

19 High Street

Puddletown, Dorchester, Dorset

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Puddletown, Dorchester,
Dorset, DT2 8RT

A charming Grade II listed cottage located in the heart of the village, conveniently close to the local shop, doctors' surgery, and bus stop. Offered for sale with no onward chain.



- No forward chain
- Popular well-served village
 - Scope to modernise
- Two double bedrooms
- Low maintenance garden
 - Grade II Listed

Guide Price **£235,000**

Freehold

Dorchester Sales
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THE PROPERTY

A village cottage with attractive stone elevations beneath a slate-tiled roof, offered for sale with no onward chain and presenting scope for modernisation.

ACCOMMODATION

The accommodation includes an entrance porch with stable door leading to a cosy sitting room featuring an open fireplace with hearth, TV point, storage heater, and open-tread staircase. The galley kitchen is fitted with a range of cupboards and work surfaces, a sink with drainer, and space for white goods including a washing machine, electric cooker, and fridge/freezer.

The ground floor also includes a shower room with WC, vanity basin, and shower.

Upstairs, there are two double bedrooms, both benefiting from fitted cupboards. A loft hatch provides access to a generous loft space offering additional storage or potential for conversion (subject to necessary consents).

OUTSIDE

The front garden is designed for low maintenance, featuring gravel beds and a designated area for bin storage.

To the rear, the garden offers a patio adjoining the property, with an additional patio seating area. Steps lead up to a gravelled section planted with fruit trees and housing a greenhouse. The majority of the boundary fencing has been updated with modern close-board panels, providing privacy and a neat finish.

SITUATION

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

The village 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, meeting everyone's needs, 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 are cross channel ferries at Poole and Weymouth.

DIRECTIONS

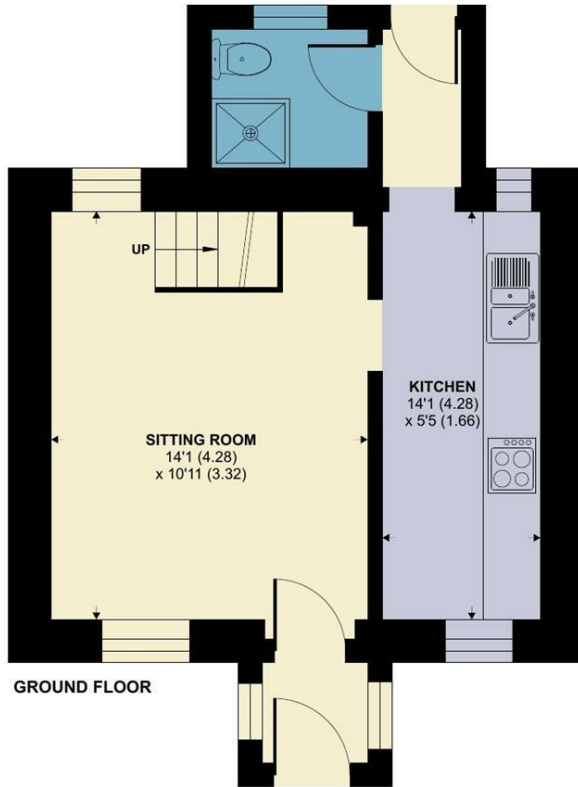
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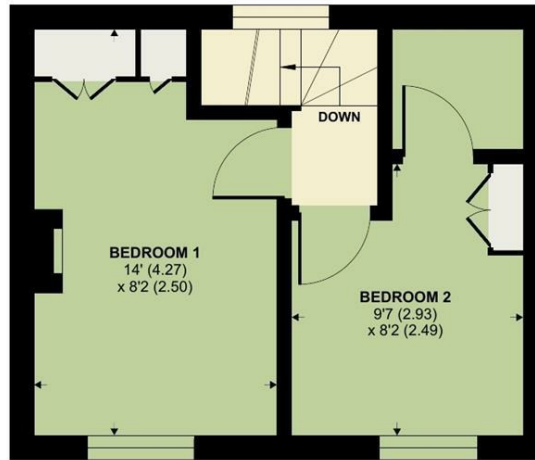
High Street, Puddletown, Dorchester

Approximate Area = 543 sq ft / 50.4 sq m

For identification only - Not to scale



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: 1304075



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

SERVICES

Mains water, electricity and drainage are connected.
Electric storage heating.

Broadband - Superfast speed available
Mobile - Limited coverage indoors and likely outdoors.
(<https://www.ofcom.org.uk>)

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

AGENT NOTE

Please note, there is a right of way across the rear of the property for the neighbour and for the owner's use.
The property falls within a conservation area.



Dorchester/SXP/20.06.2025



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