



Symonds  
& Sampson

# Waters Edge

White Lackington, Dorchester, Dorset



# Waters Edge

White Lackington, Dorchester  
Dorset, DT2 7QU

A modern property in a peaceful secluded location with river frontage, four bedrooms, double garage, and wraparound gardens.



- Detached period-style home built in 2004
- Peaceful and secluded setting fronting the River Piddle
  - Two reception rooms
- Principal bedroom with en suite shower room
  - Three further good-sized bedrooms
- Landscaped wraparound gardens with river frontage
  - Gated gravel driveway with ample parking
  - Detached double garage
  - Located on a quiet no-through lane
  - No forward chain

Guide Price **£825,000**

Freehold

Dorchester Sales  
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## THE PROPERTY

Constructed in 2004, Waters Edge is a beautifully presented period-style home set in a peaceful and secluded position, fronting the gently flowing River Piddle. Tucked away on a quiet no-through road, the property was built to a high standard and offers spacious, light-filled accommodation across two floors, with lovely views over the gardens and surrounding countryside.

The ground floor features a generously sized, triple-aspect sitting room with a wood-burning stove and French doors opening out to the garden. The kitchen has a range of wall and base units, a one-and-a-half bowl stainless steel sink with drainer, and integrated dishwasher. There's space for a fridge-freezer, along with an electric oven and four-ring hob. Adjoining the kitchen is a practical utility room with additional storage, space for white goods, and access to the garden. The dining room is a bright and comfortable space with doors opening outside. A cloakroom completes the ground floor.

Upstairs, there are four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from fitted wardrobes and an en suite shower room, while bedrooms two and three also include built-in storage.

## OUTSIDE

The gardens are a true highlight. Double wooden gates from the lane open onto a gravel driveway with ample parking and a detached double garage with power and light. A pathway wraps around the property, with a separate pedestrian gate at the front. To the rear, a raised terrace overlooks the main lawn, which gently slopes down to the river. The garden is exceptionally private and features a rich variety of mature shrubs, flowering plants, and several established trees including Beech, Willow, and various fruit trees.







## SITUATION

Waters Edge is situated in White Lackington, set between Piddlehinton and Piddletrenthide, in the heart of the Piddle Valley. Piddletrenthide offers a modern first school, village shop, two public houses, village hall and a range of local activities.

Dorchester is about 6 miles away and provides a selection of shopping, educational and recreational facilities. The historic Abbey town of Sherborne is about 13 miles to the north. Both towns have a mainline railway station to London (Waterloo).

There is excellent walking and riding in the immediate vicinity with a network bridleways and footpaths. The area is well placed for both state and independent schools. The Piddle Valley Church of England First School is within the village and is the feeder school for St. Mary's Church of England Middle School in Puddletown.

## DIRECTIONS

What3words:///sundial.officials.belonging

## SERVICES

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

Broadband - Standard speed is available in the area.  
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.  
(<https://www.ofcom.org.uk>).

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

## AGENT NOTE

The vendors advise that the riverside garden may become waterlogged during the winter months.







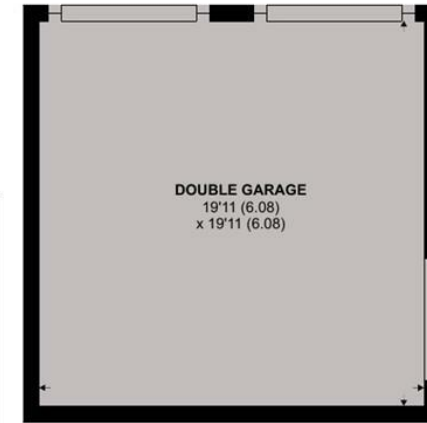
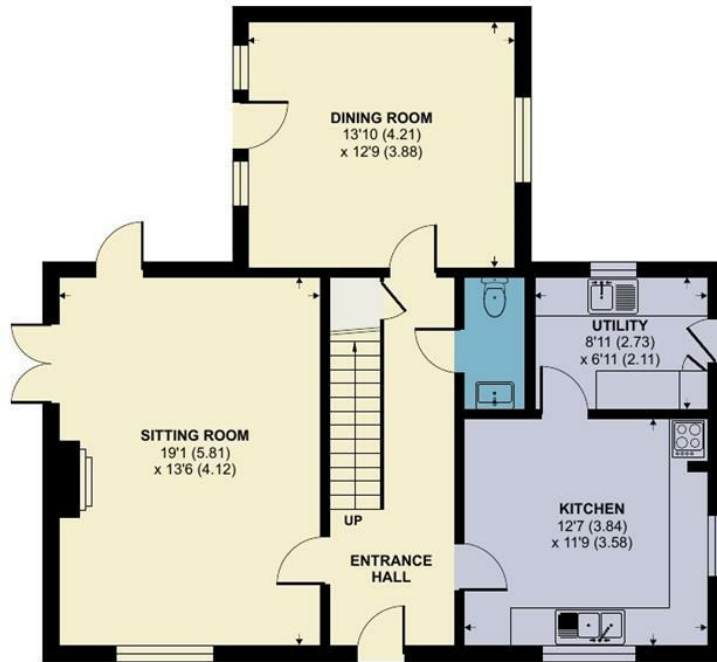
# Waters Edge, White Lackington, Piddletrenthide, Dorchester

Approximate Area = 1646 sq ft / 152.9 sq m

Garage = 398 sq ft / 36.9 sq m

Total = 2044 sq ft / 189.8 sq m

For identification only - Not to scale



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 68                      | 73        |
|                                             | EU Directive 2002/91/EC |           |



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: 1316971



Dorchester/ATR/11.08.2025



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