



Symonds
& Sampson

11 Mill Street
Puddletown, Dorchester, Dorset

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Puddletown, Dorchester
Dorset, DT2 8SQ

A beautifully modernised cottage with a charming garden and useful outbuildings, offered for sale with no onward chain.



- Extensively modernised throughout
 - Offered with no onward chain
- Attractive garden with outbuildings
 - Two charming reception rooms
- Modern kitchen, integrated appliances
- Two bedrooms, one with fitted wardrobes
- Updated bathroom with bath and shower
 - Upgraded electrics and new boiler

Guide Price **£295,000**

Freehold

Dorchester Sales
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THE PROPERTY

This delightful cottage has been extensively modernised and now combines charming character features with stylish contemporary finishes. The property enjoys a particularly attractive garden complete with a variety of useful garden buildings.

Light and bright throughout, the accommodation comprises an entrance hall, a welcoming sitting room with a chimney breast and open fire, TV connection, and attractive flooring that continues into the dining room. The dining area features an exposed brick chimney breast offering potential for a wood-burning stove, along with a handy under-stairs storage cupboard.

The kitchen is fitted with a modern range of cupboards and drawers, work surfaces with upstand, and a sink with drainer. Integrated appliances include a built-in fridge/freezer and dishwasher, with space for a washing machine (included), as well as an electric oven and hob with extractor hood above. French doors open directly to the garden, creating a lovely flow between the indoor and outdoor spaces.

Upstairs, a spacious landing leads to two bedrooms, with Bedroom 1 featuring fitted wardrobes. The bathroom has been completely updated and now offers a modern white suite including a bath with shower and screen over, a vanity basin, and a WC.

Beautifully presented throughout, the cottage features new flooring, a new boiler, replacement windows and doors, and upgraded electrics. Combining modern comforts with period charm, this home is ready for immediate enjoyment.

OUTSIDE

The garden is a good size and partly enclosed by attractive flint walls on two sides. Close to the house, there is a gravelled patio area and an outbuilding/store with power and lighting, offering potential as a home office or workshop. The remainder of the garden is mostly laid to lawn, featuring a further patio area that leads to a large garden shed, a covered storage and seating area with power and lighting, and a block-built store, also equipped with power and lighting.

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

What3words:///lanes.ritual.accompany

SERVICES

Mains gas, electric, water and drainage.

Gas fired central heating.

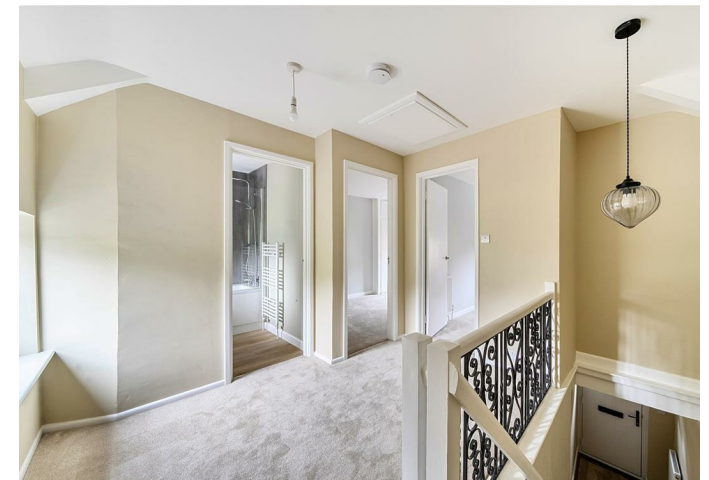
Broadband - Superfast speed available

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: B (Dorset Council - 01305 251010)

AGENT'S NOTE

We are advised the cottage benefits from rear access. The property falls within a conversation area.





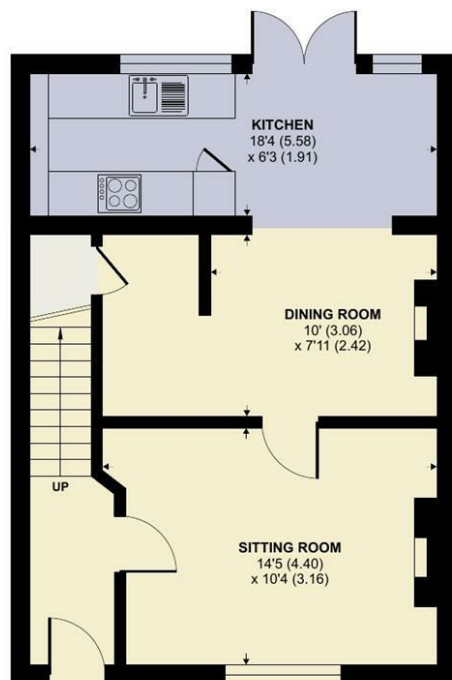
Mill Street, Puddletown, Dorchester

Approximate Area = 796 sq ft / 73.9 sq m

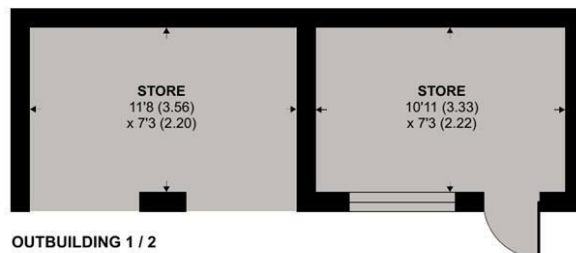
Outbuildings = 368 sq ft / 34.1 sq m

Total = 1164 sq ft / 108 sq m

For identification only - Not to scale

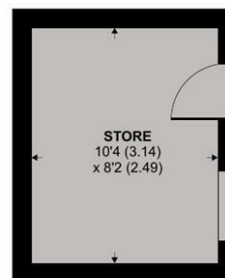


GROUND FLOOR

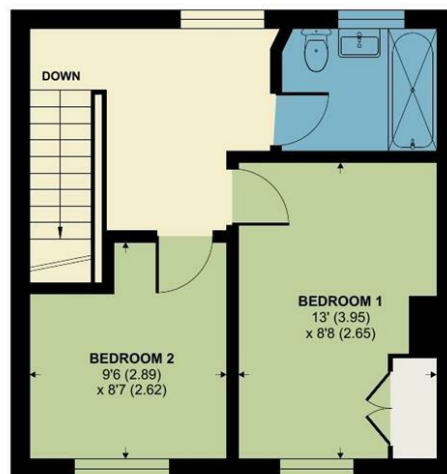


OUTBUILDING 1 / 2

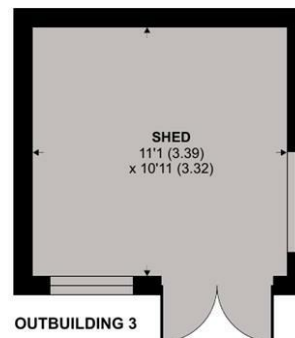
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



OUTBUILDING 4



FIRST FLOOR



OUTBUILDING 3



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: 1363816



Dorchester/SXP/5.11.2025 rev



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