



Symonds  
& Sampson

26 High Street

Puddletown, Dorchester, Dorset



# 26 High Street

Puddletown, Dorchester  
Dorset, DT2 8RU

A delightful Grade II listed property with a detached studio in a popular village with local amenities.



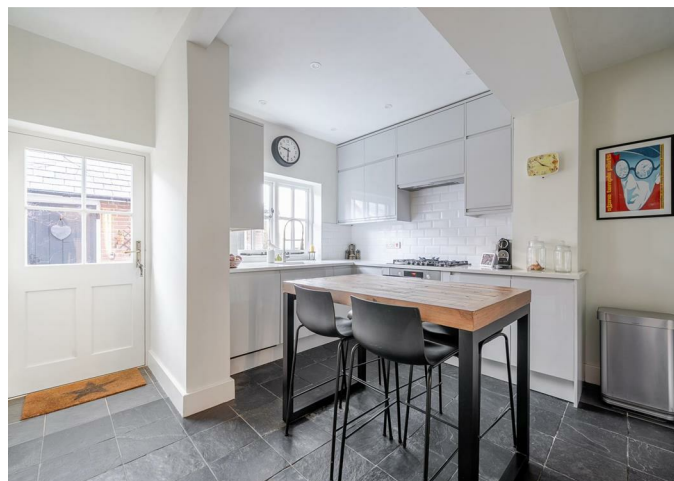
- Charming Grade II listed property
- Characterful with modern conveniences
  - In excellent order
- Studio with income potential
  - Central village location
- Courtyard and long rear garden
- Close to shops, schools, amenities

Guide Price £325,000

Freehold

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## THE PROPERTY

This charming Grade II listed property offers a tasteful blend of period character and modern convenience. The property is very well presented and conveniently located within a short walk of the village shop and bus stop, with the church and doctor's surgery also close by.

In addition to the main house, there is a delightful studio positioned to the rear of the property. The studio has been significantly modernised and features a vaulted ceiling, exposed brickwork and a stylish shower room fitted with modern sanitary ware. A separate store room adds practicality, and the studio offers potential for ancillary accommodation or an income opportunity.

The main cottage accommodation comprises an entrance hall and a sitting room with wood-burning stove and flagstone flooring. The kitchen/breakfast room has been recently updated and is fitted with a good range of cupboards and drawers, integrated dishwasher, oven and gas hob. There is space for an upright fridge/freezer, along with plumbing for a washing machine neatly concealed within a cupboard.

To the first floor are three bedrooms. Bedroom one is a well-proportioned double room with fitted wardrobes. The modern bathroom is fitted with a white suite comprising a shower bath, vanity basin and WC.

## OUTSIDE

At the rear of the house is a courtyard area, ideal for potted plants, leading to the studio. The studio features French doors opening onto a decked area and enjoys views over the rear garden.

The long rear garden is well established and attractively planted with a variety of shrubs and plants. Predominantly laid to lawn, it also includes a summerhouse and store, with a rear gate providing additional access.

## 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///maddening.evolving.robot

## SERVICES

Mains water, drainage, gas and electricity are connected.  
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)  
EPC: Exempt as Grade II Listed

## MATERIAL INFORMATION

The property benefits from rear access shared with neighbouring cottages and is situated within a conservation area.

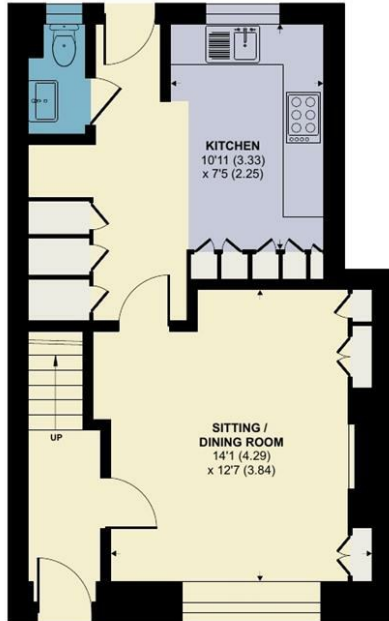
NB - Under the Estate Agents Act 1979 we are required to inform any prospective purchaser that this property is owned by a relative of a member of staff at Symonds & Sampson and as such constitutes a "connected person".



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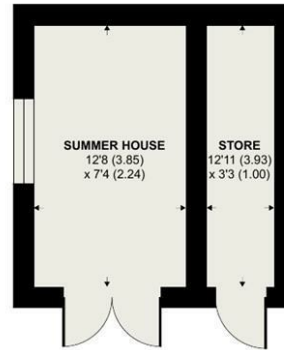
Approximate Area = 843 sq ft / 78.3 sq m  
 Outbuildings = 336 sq ft / 31.2 sq m  
 Total = 1179 sq ft / 109.5 sq m  
 For identification only - Not to scale



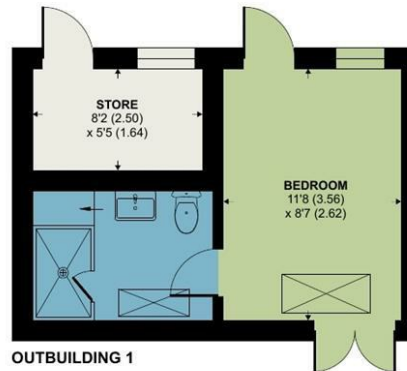
GROUND FLOOR



FIRST FLOOR



OUTBUILDING 2



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1395185



Dorchester/SXP/09.01.2026



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