



Upper Kiddles
Piddletrenthide



This detached brick and flint family home situated in the Piddle Valley is located within a designated conservation area and area of outstanding natural beauty, and offers accommodation including a spacious sitting room, kitchen/dining room with separate utility room, snug, four bedrooms with an en-suite shower room to the main bedroom, modern family bathroom and ground floor shower room. Externally, the home benefits from a large rear garden and good-size lawned garden to the front, single garage and gated driveway providing ample off-road parking. EPC rating D.

Piddletrenthide is a charming village nestled in the picturesque countryside of Dorset, England and located along the River Piddle, from which it gets its name. The village is known for its historic thatched cottages, medieval church, and serene rural landscapes. With roots dating back to the Saxon era, Piddletrenthide exudes old-world charm, offering a peaceful retreat from modern life, while still being within easy reach of the county town of Dorchester and all its amenities and also approximately two miles away from the nearby village Piddlehinton. Today the area provides many fine walks which are of interest to those of a literary persuasion, or those who just enjoy a walk in some of England's most beautiful countryside. Refreshment in Piddletrenthide can be found at the Piddle Inn and the Poachers Inn and there is also a shop and primary school within the village.



An entrance door leads you through to a front porch with useful storage cupboard and space to decant outdoor wear. An internal door takes you through to the property's hallway with access granted to majority of ground floor rooms.

The sitting room is generous in size and features an attractive fireplace with surround and mantle and wood burner insert. The room receives plentiful natural light via a dual aspect and sliding doors open directly onto the rear garden.

The kitchen/dining room lends itself perfectly to modern living with a small breakfast bar area and good-size dining space. The kitchen area is fitted with a range of modern wall and base level units with worksurfaces over and Travertine tiled flooring. Integral appliances include a Neff microwave oven, oven and warming drawer, four-ring induction hob with extractor hood above, Neff dishwasher and fridge.



Also situated on the ground floor is the shower room and snug. The snug is located to the front of the property creating versatile living space and complete with Travertine flooring, bespoke fitted storage options, one of which houses the property's central heating boiler, and two Velux windows. The room also benefits from an integral fridge-freezer. From there, access is provided to the utility room with additional sink and drainer and plumbing for a washing machine.

A set of stairs rise to the first floor where the bedrooms and family bathroom are situated. All four bedrooms benefit from a front or rear aspect window allowing plentiful natural light to enter the rooms, whilst bedrooms one, two and four further benefit from fitted storage. Bedroom one is also accompanied by an en-suite with corner shower cubicle, WC, wash hand basin with vanity storage below and dual fuel towel rail.

The family bathroom has been tastefully fitted with a modern suite comprising a double walk-in shower cubicle, panel enclosed bath with shower attachment, WC, dual fuel towel rail and wash hand basin with vanity storage below.

Flood Risk:
ASK US FOR UP TO DATE DETAILS
<https://check-long-term-flood-risk.service.gov.uk/risk#>

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

Local Authorities:
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is E.

Agents Notes:
Please note Egypt Lane is maintained by Upper Kiddles and the neighbours on an as and when basis.

Egypt Lane is a Bridleway.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Outside:

Externally, the home enjoys a sizeable rear garden, mainly laid to lawn with an area of patio abutting the property. There are two outbuildings, a wood store and a lovely vegetable patch. Furthermore, there is a lawned front garden, planted with shrubs, a single garage with eaves storage above and driveway offering ample off-road parking.

