



Paynes Close  
Piddlehinton

 **PARKERS**  
PROPERTY CONSULTANTS & VALUERS





This charming link-detached, two-storey house in the idyllic village of Piddleshinton boasts accommodation including a large reception room, extended kitchen, three bedrooms, family bathroom and WC. The property further offers a garage and driveway, providing off-road parking and there are gardens to the front and rear. A particularly delightful feature of the rear garden is the picturesque pond, home to a variety of lively fish and frogs. EPC rating D

Piddleshinton is a picturesque village located in Dorset, England, which sits along the River Piddle, providing a scenic backdrop to the quaint, rural setting. With its charming thatched cottages, peaceful atmosphere, and proximity to the historic town of Dorchester, Piddleshinton offers a perfect blend of traditional English village life and natural beauty. The county town of Dorchester is steeped in history and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.





Upon entry, you are taken through to the property's porch, creating an ideal space to decant outdoor wear. From there, access is offered to the WC and an internal door leads to the sitting/dining room, a spacious room, extending the full length of the property to allow for both living and dining furniture and enjoying a central log burner. Rear aspect sliding doors open out onto the garden.

The kitchen is fitted with a range of wall and base level units with worksurfaces over and vinyl flooring. There is an integral four-ring hob and double oven. Space is allocated for additional appliances. A single door provides direct access onto the rear garden and a further door gives internal access into the garage.

A set of stairs rise to the first floor where the bedrooms and family bathroom are situated. An airing cupboard is located on the landing and also a hatch to a partly boarded loft with drop down ladder, handrail and lighting.

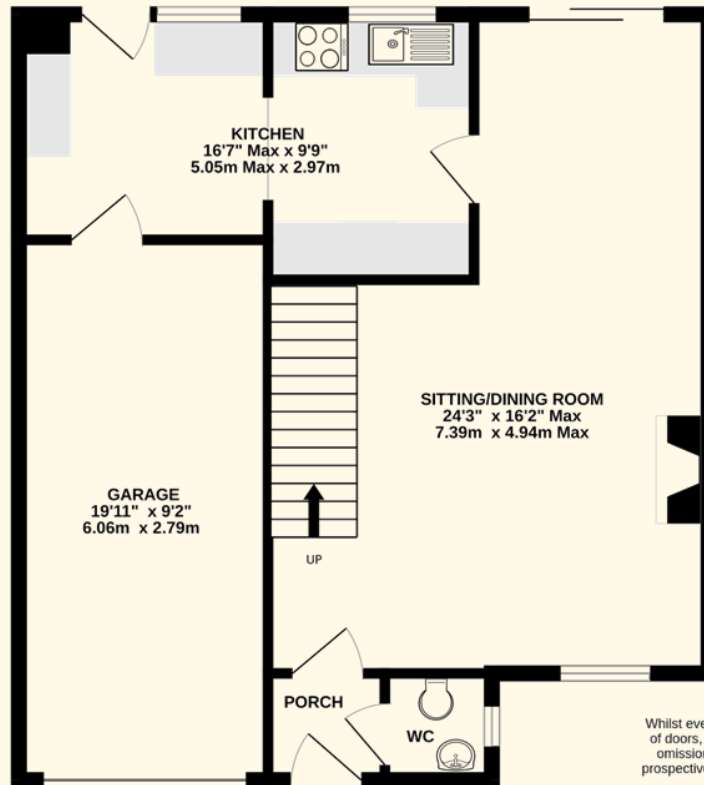


All three bedrooms are a good-size and receive plentiful natural light via either a front or rear aspect window. Bedroom three further benefits from fitted storage.

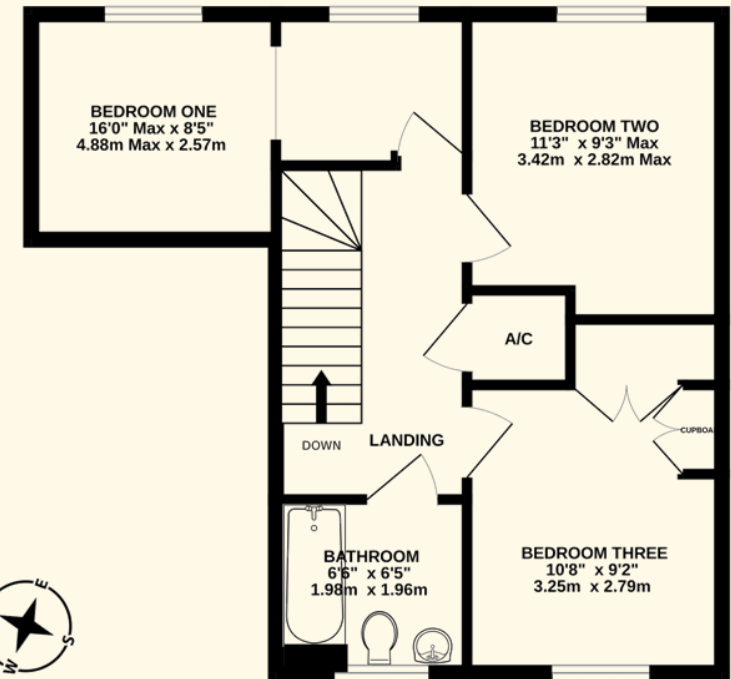
The bathroom has been furnished with a panel enclosed bath with shower attachment, WC, heated towel rail and wash hand basin. The room is complete with tiled walls and vinyl flooring.

The rear garden is neatly paved, making it incredibly low-maintenance while still offering a beautiful space to enjoy. The highlight of the garden is the attractive pond, home to a variety of fish and frogs. Its tranquil waters provide a peaceful atmosphere. In addition, there is a garage with storage cupboards and worksurface space, and access to a fully boarded loft with drop down ladder, handrail and lighting. There is a driveway to the front.

**GROUND FLOOR**  
674 sq.ft. (62.6 sq.m.) approx.



**1ST FLOOR**  
470 sq.ft. (43.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1144 sq.ft. (106.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Services:

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

### Local Authorities:

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is D.

### Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

**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.