



Elderberry Cottage
Tincleton



Nestled in the picturesque and tranquil village of Tincleton, is this charming and characterful, detached house built in 1990, in a cottage style. The home is positioned in an idyllic location within a peaceful setting and boasts a sitting room, dining room, a kitchen, practical utility room, and a bright conservatory that enjoys views over the garden. A separate study and WC complete the ground floor. Upstairs, there are four bedrooms, including a principal suite with en-suite shower room and family bathroom. Outside, the property truly excels with a beautifully maintained garden stretching over approximately 100 feet, a gated driveway offering off-road parking, and a double garage. EPC rating C.

Situated approximately five miles from the county town of Dorchester, Tincleton is a peaceful and idyllic Dorset village, offering a true taste of rural English charm. Nestled in gently rolling countryside, Tincleton is characterised by pretty period cottages, quiet lanes, and a strong sense of community. While delightfully secluded, the village enjoys all the advantages of proximity to Dorchester — a vibrant and historic town with excellent shopping, dining, and cultural amenities, along with direct rail services to London Waterloo.



A porch welcomes you into the property, leading into a spacious hallway, which in turn provides access to the majority of ground floor rooms, including a convenient WC.

The home offers two well-proportioned reception rooms; a sitting room featuring a central fireplace with a wood-burning stove, and triple aspect allowing natural light to flood the room, and a formal dining room with attractive herringbone-style flooring. A flexible study or snug adds further versatility to the property.

The kitchen is fitted with classic shaker-style wall and base units topped with worksurfaces over and tiled flooring. Integrated appliances include an electric oven, four-ring hob, and fridge. Adjacent to the kitchen, the utility room provides an additional sink and worksurface space, appliance housing, and includes a cupboard that accommodates the central heating boiler. A door leads directly onto the driveway. The kitchen leads to the conservatory, enjoying access onto the garden.



Upstairs, there are four bedrooms, each benefiting from an element of fitted storage. The principal bedroom enjoys the added convenience of an en-suite shower room, while the remaining bedrooms are served by a family bathroom, furnished with a P-shaped panel-enclosed bath with shower attachment and shower screen, a low-level WC, and a pedestal wash hand basin, creating a functional and comfortable space for family or guests.

Externally, the garden is a standout feature of this delightful home, stretching over a generous length and offering a peaceful, green retreat. Mainly laid to lawn, it is beautifully enhanced by a rich variety of mature plants, shrubs, and established trees. A paved patio area adjoins the rear of the property, creating an ideal spot for outdoor dining. To the front, a gated driveway offers off-road parking and leads to a double garage, equipped with two electric roller doors, power, lighting, and a side pedestrian access.

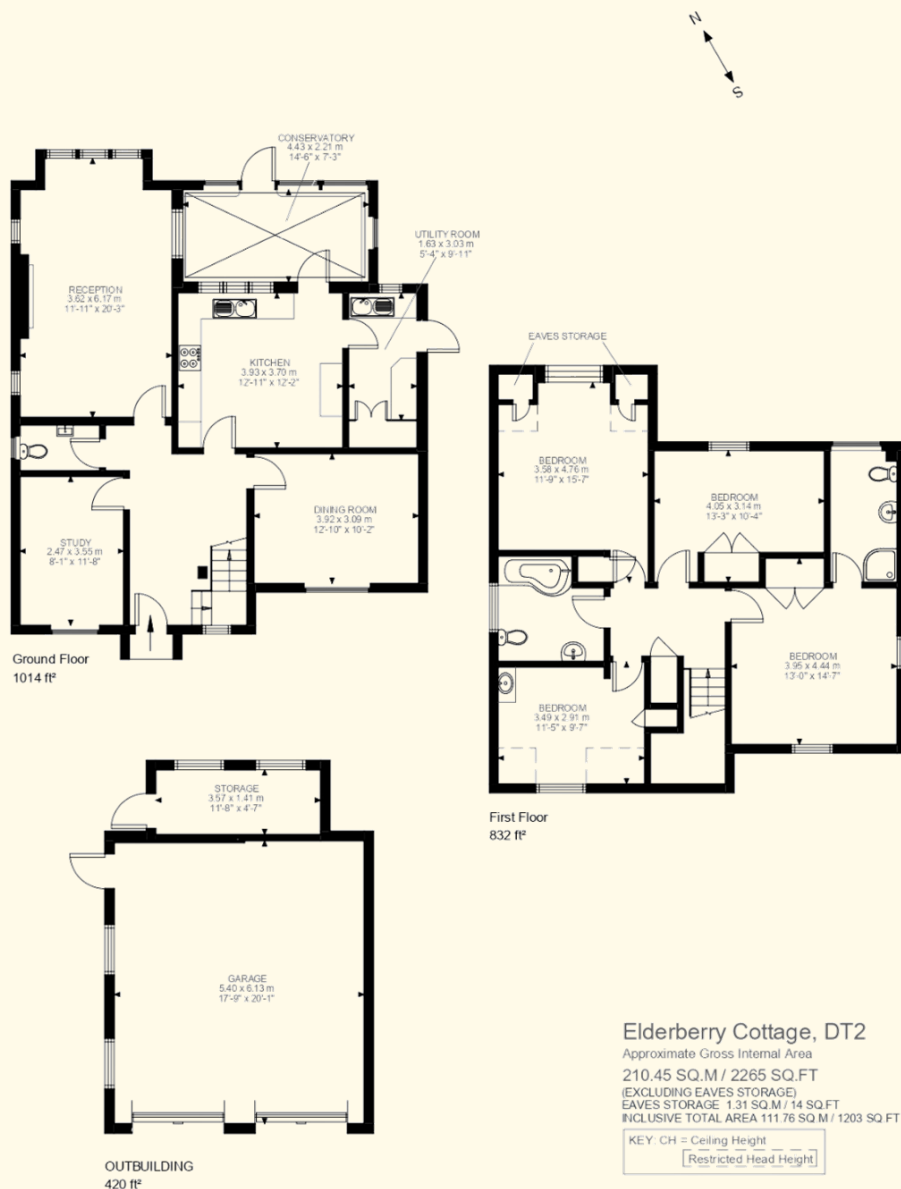


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Agents Notes:

Please note the solar panels are owned outright and are hot water only.

Please also note there is a wayleave agreement at the property regarding an overhead electricity cable.

Services:

Mains electricity and water are connected. Oil fired central heating and septic tank.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

We are advised that the council tax band is F.

Broadband and Mobile Service:

At the time of the listing, standard broadband and superfast broadband are available.

Mobile service indoor is listed as likely, limited or none depending on the provider and outdoor is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk>

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.