



Whitehill Lane, Tolpuddle
£450,000



This fabulous semi-detached family home is set within a quiet, private road within Tolpuddle. The property is beautifully presented offering style, character and charm with accommodation including a lounge, snug, kitchen, conservatory, ground floor bathroom, three bedrooms, and Jack 'n' Jill bathroom. Externally, there is beautifully tended, fully enclosed garden to the rear and garage with separate storage. EPC rating TBC.

Nestled along the banks of the River Piddle, Tolpuddle is a quintessential Dorset village that perfectly balances rural charm with world-renowned history. The village is home to the iconic Martyrs' Tree and the dedicated Tolpuddle Martyrs Museum, drawing visitors every July for its vibrant heritage festival. Beyond its historical significance, Tolpuddle offers a peaceful lifestyle defined by thatched cottages and scenic walking trails, including the Jubilee Way and Hardy Way, which wind through the surrounding National Landscape. Local life centers around the community-focused Martyrs Inn and a recently modernised village hall, while daily essentials are conveniently met in the neighboring village of Puddletown, just two miles away, which provides a doctor's surgery, a well-stocked local shop, and a post office. For broader amenities, the historic county town of Dorchester is only an eight-mile drive via the A35, offering high-street shopping, the well regarded The Thomas Hardy School, and direct rail links to London Waterloo and Bristol Temple Meads. With the stunning Jurassic Coast and attractions like Athelhampton House within easy reach, Tolpuddle represents a rare opportunity to reside in a picturesque community that is as well-connected as it is historic.



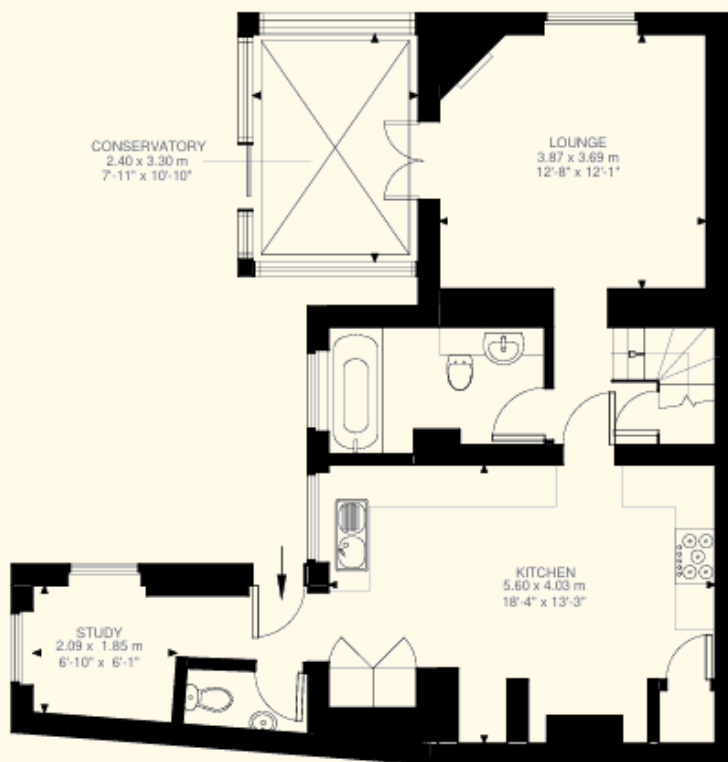
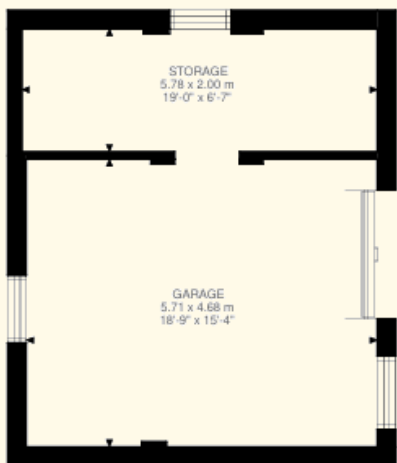
Entrance to this lovely family home is via a UPVC door with an opening leading to a versatile, dual aspect, study/boot room and a door to a useful ground floor WC. The wonderful kitchen/diner is the heart of the home and offers the perfect blend of contemporary and character features including exposed beams and exposed brick original Inglenook fireplace. The room is fitted with a comprehensive range of shaker style wall and base units with integrated fridge/freezer and space for a number of further white goods. The room is also home to the 10-year-old oil fired boiler, serviced annually. The kitchen is finished with tiled flooring and part tiled walls. A door leads through to the hallway with understairs storage, stairs to the first floor and stylish and modern ground floor bathroom with white suite, a fitted vanity unit beneath the wash hand basin with additional worksurface and fully tiled walls. An opening from the hallway leads through the lounge where the character continues with hard wood floor, exposed beams and open fire open fireplace currently fitted with an electric log burner (NOT INCLUDED). French doors open onto the conservatory offering further ground floor living space and overlooking the garden.

The style and character continues to the first-floor accommodation which boasts three bedrooms, double in size. Two bedrooms offer built in storage and there is a Jack 'n' Jill shower room, also with hardwood flooring, servicing the front aspect and side aspect room. The rear aspect bedroom is flooded with natural light via a triple aspect.

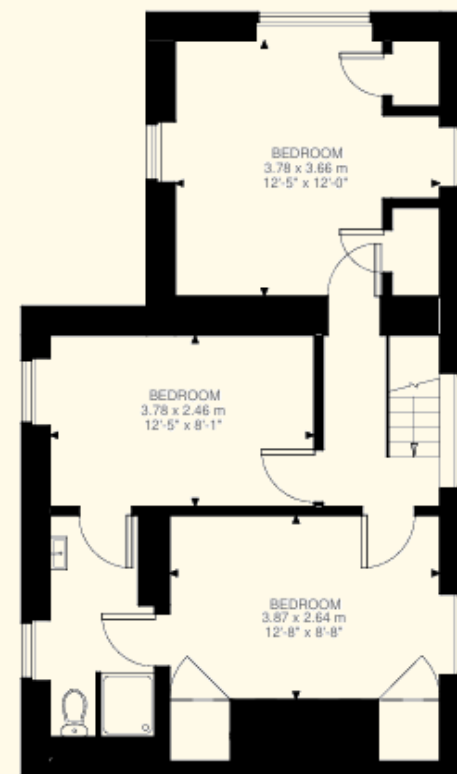
The beautifully maintained garden is generous in size offering a good sense of space and privacy. The garden is mainly laid to lawn with an area of patio abutting the property and also at the rear to take advantage of the sunniest spots! The garden offers a plethora of mature plants. There is a summer house and garage with additional storage space.

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.

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



Ground Floor
746 ft²



First Floor
555 ft²

Whitehill Lane, DT2
Approximate Gross Internal Area
120.84 SQ.M / 1301 SQ.FT
(EXCLUDING GARAGE BUILDING)
GARAGE BUILDING: 39.32 SQ.M / 423 SQ.FT
INCLUSIVE TOTAL AREA 160.16 SQ.M / 1724 SQ.FT

KEY: CH = Ceiling Height
[] Restricted Head Height



Services:

Mains electricity, and water are connected.
Septic tank shared with neighbour – located on neighbours land and last emptied Jan 2026.
Oil fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ
Council Tax Band **D**.

Agents Notes:

Whitehill Lane is unadopted and maintained on an ad-hoc basis by the residents

We are advised the property is 50% cob with the remainder concrete block cavity and render. 90% thatch.

We understand the property is not currently registered at the Land Registry. This is the case with many properties in England and Wales. Your conveyancer will undertake any necessary steps in this instance.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.
<https://check-long-term-floodrisk.service.gov.uk/risk#>

Broadband:

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

Mobile phone service varies dependent upon your provider.

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

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.
Please visit the below website to check this.
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax-#/intro>