



Symonds
& Sampson

14 Paynes Close
Piddlehinton, Dorchester, Dorset

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Piddlehinton, Dorchester
Dorset, DT2 7TF

A well-presented three-bedroom link-detached home, quietly positioned in a cul-de-sac on the edge of the popular village of Piddlehinton.



- Link-detached village home
- Spacious sitting/dining room layout
- Fitted kitchen leading to conservatory
 - Three bedrooms, two doubles
- Family bathroom and separate WC
- Garage with conversion potential
- Driveway parking and front garden
 - Enclosed terraced rear garden
 - No onward chain

Offers In Excess Of **£325,000**

Freehold

Dorchester Sales
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THE PROPERTY

Offering well-balanced accommodation, the property is ideally suited to families, couples and downsizers alike.

The front door opens into an entrance hall with a ground floor cloakroom, thoughtfully added by the current owners. The principal reception room is a spacious sitting/dining room, providing ample space for both relaxing and entertaining, with an attractive open aspect through to the kitchen. The room also features a multi-fuel burner, creating a warm and inviting focal point.

The fitted kitchen offers a good range of worktop and cupboard space, with engineered oak flooring extending seamlessly throughout the ground floor and continuing into the conservatory. This creates a bright and cohesive flow between the living spaces, with the conservatory providing an additional reception area and access to the rear garden.

On the first floor are three bedrooms, comprising two comfortable doubles and a single bedroom, ideal as a nursery, home office or guest room. These are served by a family bathroom.

The garage provides useful storage or workshop space and may offer scope for conversion, subject to any necessary consents.

OUTSIDE

Set back from the road, the property benefits from a driveway providing off-road parking, access to the integral garage and a gravelled front garden. Gated side access and a pedestrian door from the garage lead to the rear.

The enclosed rear garden enjoys a paved terrace adjoining the house, with steps leading down to a further patio and the main lawn. Well-stocked flower beds add colour throughout the seasons, while a dedicated area currently accommodates a hot tub (not included in the sale).

SITUATION

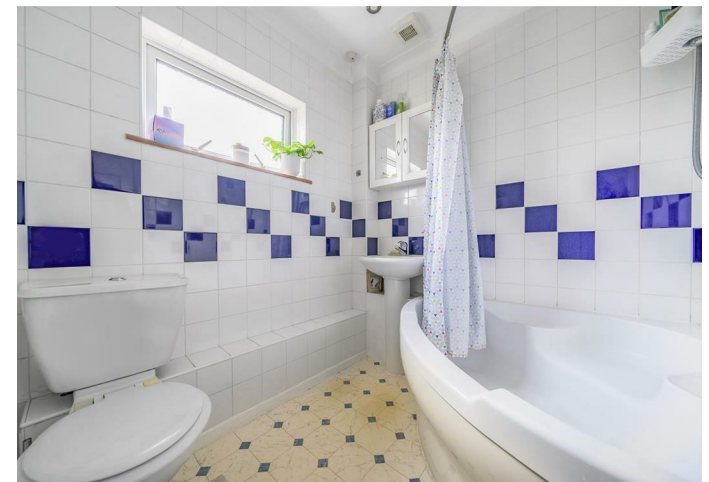
Piddlehinton has an active and well-established community with parish church, village hall and the popular Thimble Inn. Nearby Piddletrenthide provides a village shop together with a well-regarded modern first school. The county town of Dorchester lies about five miles to the south and offers an excellent range of shops, schools, restaurants and the County Hospital. The abbey town of Sherborne and the regional centre of Yeovil are approximately fifteen and nineteen miles distant respectively.

Communications are good. Dorchester provides rail services to London Waterloo and Bristol Temple Meads, whilst Sherborne and Yeovil are on the London-Exeter line. The A35 gives access to the A31 and onwards to the M27/M3 motorway network to London and the west.

There is a good range of sporting and leisure facilities in the area including golf at Dorchester (Came Down), Sherborne and Yeovil, together with sailing and water sports along the nearby Jurassic Coast, a designated World Heritage Site. The surrounding Dorset countryside also offers excellent walking and riding over rolling, unspoilt countryside.

DIRECTIONS

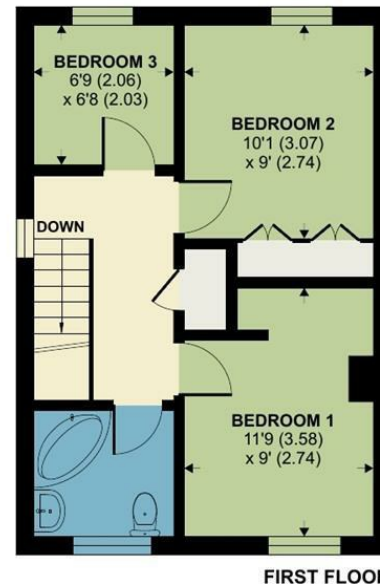
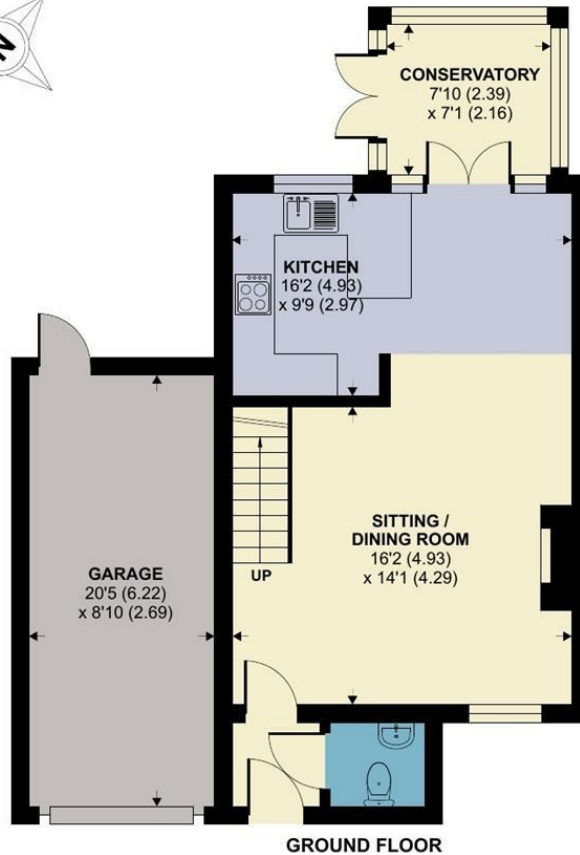
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Paynes Close, Piddlehinton, Dorchester

Approximate Area = 893 sq ft / 82.9 sq m
Garage = 181 sq ft / 16.8 sq m
Total = 1074 sq ft / 99.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1482628



SERVICES

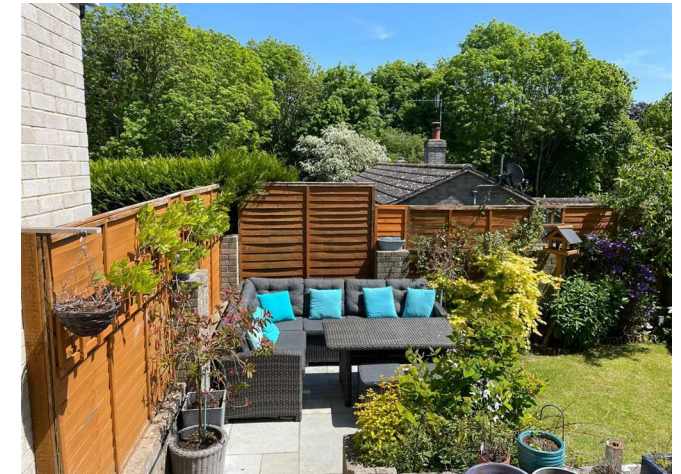
Mains water, drainage and electricity are connected.
Energy efficient electric heaters.

Broadband - Ultrafast 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: D (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Photos were taken July 2024. Garden photo was taken in June 2023.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		84
		47

Dorchester/SXP/26.08.2026 rev



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All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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