

Symonds
& Sampson



Tincleton
Clyffe, Dorchester, Dorset

Carpenters Lodge

Tincleton, Clyffe, Dorchester,
Dorset, DT2 8QR

A substantial and beautifully maintained five-bedroom country house, set within 2.12 acres of private gardens with a swimming pool, tucked away in a peaceful and secluded setting, offering spacious and versatile living with no forward chain.



- Architecturally designed detached country house
 - Set within 2.12 acres of landscaped gardens
- Spacious and versatile accommodation throughout
 - Five bedrooms, two en suites
 - Family bathroom and additional shower room
 - Three reception rooms
 - Heated swimming pool
 - Ample parking for multiple vehicles
 - Double garage
 - No forward chain

Guide Price **£1,100,000**

Freehold

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THE PROPERTY

Carpenters Lodge is an impressive and substantial detached country house, constructed and architecturally designed in 1984 to a notably high specification and occupying a wonderful setting within the desirable village of Tingleton. Discreetly tucked away behind Clyffe House and surrounded by open countryside, the property offers a rare combination of seclusion, space and practicality, having been carefully maintained and cherished by the current owners for over 30 years.

A particular feature of the house is its thoughtful orientation, with the principal living spaces and the majority of the bedrooms enjoying a southerly aspect, allowing for an abundance of natural light throughout the day and attractive views across the gardens and countryside beyond.

The house is approached via a sweeping driveway, providing ample parking for numerous vehicles in addition to a double garage, and creating an immediate sense of arrival. The front door opens into a generous entrance hall, from which the principal accommodation flows naturally.

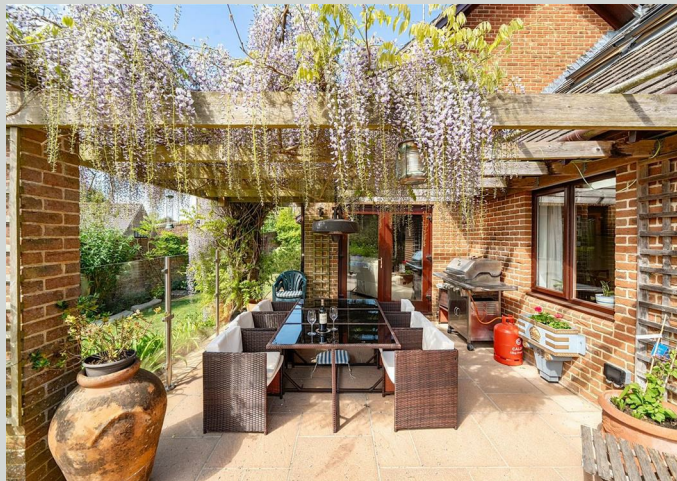
To the left lies a well-proportioned study, ideally suited for working from home. To the right, the impressive sitting room, offering a comfortable principal reception space with a working open fire and a pleasant outlook over the gardens. Adjoining this is the snug/TV room, a welcoming and versatile space centred around a log burner, which is connected to the hot water system.

Beyond the entrance hall, the accommodation opens into a dining area, capable of comfortably seating multiple guests, making it ideal for entertaining on a larger scale. This, in turn, leads to an open plan kitchen, the true heart of the home, featuring a vaulted ceiling and a comprehensive range of floor and wall-mounted units. Double doors from both the kitchen and snug open onto the terrace and gardens, allowing for a seamless connection between indoor and outdoor living.

A practical utility room and adjoining store room are located to the rear, along with a covered back porch, a highly functional feature, particularly useful for day-to-day country living. There is also a useful wc off the entrance hall.

The first floor provides five generously sized double bedrooms. Two benefit from en suite facilities, while the remaining bedrooms are served by a family bathroom and an additional shower room, all well-appointed and thoughtfully arranged. Each bedroom enjoys a distinct outlook, whether across the landscaped gardens or the surrounding countryside.







OUTSIDE

The gardens and grounds are a particular highlight, extending to 2.12 acres. Designed in an open, parkland style, they offer an ideal balance between usability and ease of maintenance, while still appealing to keen gardeners. The grounds wrap around the house and include areas of lawn, mature trees, and established planting, along with a boules court and a heated swimming pool, positioned just below the terrace. The land gently slopes away to the rear, where it backs onto open fields, enhancing the sense of space and rural charm. For practical convenience there is a large open bay woodstore, storage area and pool shed.

SITUATION

Carpenters Lodge is situated approximately one mile from the rural hamlet of Tincton, which offers a village hall and parish church. The property enjoys an idyllic setting, surrounded by unspoilt countryside and woodland, with excellent walking opportunities in the immediate area. The world renowned Jurassic Coastline is within easy reach.

The village of Puddletown lies approximately three miles to the north-west and provides a good range of local amenities, including a village shop with post office, doctor's surgery, veterinary practice, village hall, community library and the well-regarded Blue Vinny pub. The village also offers pre-school, primary and middle schooling, along with a recreational ground featuring a cricket pitch, sports pavilion and children's play area. In addition, there are a number of well-regarded independent schools within approximately an hour's drive.

The historic county town of Dorchester is less than five miles away and offers a comprehensive selection of restaurants, shops and leisure facilities. Dorchester also benefits from mainline railway stations with services to London Waterloo and Bristol Temple Meads. In addition, Moreton station is just a 10-minute drive away, providing further convenient rail links. The nearby A35 provides easy access to Weymouth, Poole and Bournemouth, while Bournemouth Airport is also within convenient reach. Cross-channel ferry services are available from Poole.

DIRECTIONS

what3words///ripples.arrives.following



SERVICES

The property has been thoughtfully designed to be both efficient and economical, featuring three separate heating circuits powered by an oil-fired boiler and supplemented by a log burner. In addition, solar panels provide a valuable income stream, generating approximately £2,500 per annum through a government subsidy.

Mains water and electricity are connected.

Oil fired central heating. Underfloor heating throughout the ground floor (except the sitting room).

Private drainage (septic tank).

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: F (Dorset Council - 01305 251010)

MATERIAL INFORMATION

TPOs apply to some of the trees within the property boundary.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tincleton, Dorchester,

Approximate Area = 2910 sq ft / 270.3 sq m (excludes void)

Limited Use Area(s) = 179 sq ft / 16.6 sq m

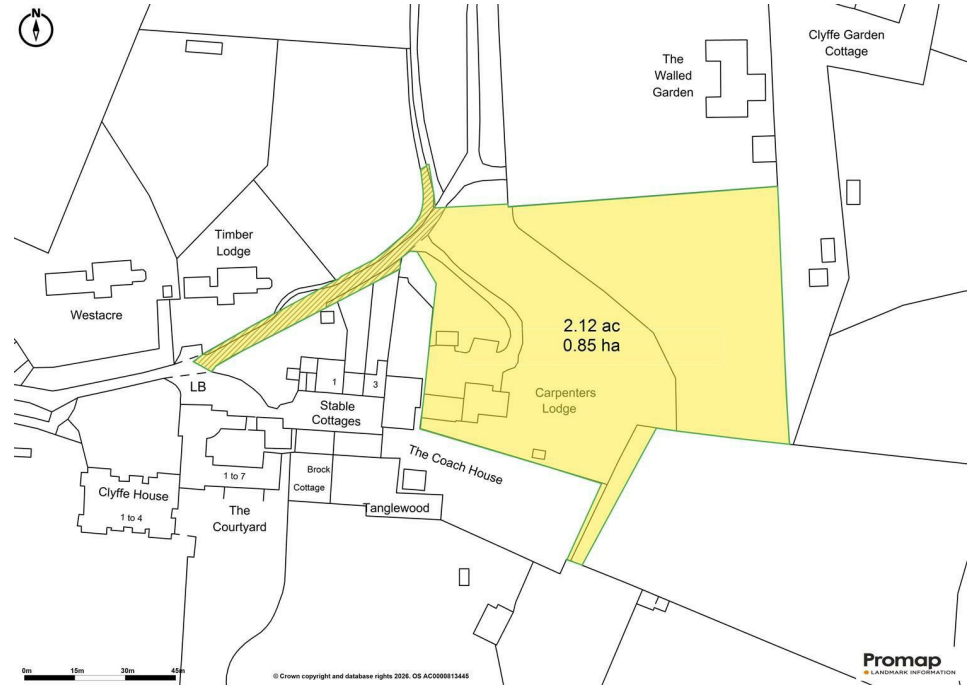
Garage = 347 sq ft / 32.2 sq m

Total = 3436 sq ft / 319.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1419327



Dorchester/ATR/11.05.2026

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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT



A large, well-maintained lawn with several mature trees in the foreground and a large brick house in the background. The scene is bright and sunny, with shadows cast across the grass. The house has a prominent chimney and a gabled roof. The trees are lush green, with some showing early autumn colors. The overall atmosphere is peaceful and idyllic.

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