



Symonds
& Sampson

Lantern Cottage

Rectory Road, Piddlehinton, Dorchester, Dorset

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1 Rectory Road, Piddlehinton
Dorchester, Dorset
DT2 7TE

A spacious semi-detached cottage in Piddlehinton with large rear gardens, enjoying views over the village church and beyond.



- Characterful country cottage
 - Two reception rooms
 - Large family kitchen
- Spacious and private rear garden
- Views over garden & village church
 - Master with ensuite
 - Downstairs WC

Guide Price £465,000

Freehold

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THE PROPERTY

Nestled within the highly sought-after village of Piddlehinton, this characterful cottage offers an exceptional blend of period charm, generous accommodation, and idyllic countryside living in the Piddle Valley.

Constructed from a mix of traditional cob, brick, and flint, the property exudes warmth and heritage throughout, with a wealth of original features including exposed beams, an impressive inglenook fireplace, charming window seats, and a cosy electric fire designed to resemble a wood burner.

On entering the cottage you are welcomed by a hallway filled with natural light from the glazed door at the far end, together with handy built-in timber cupboards. The dual-aspect sitting room is also filled with natural light and enjoys French doors opening directly onto the rear garden, creating a wonderful space for both relaxing and entertaining. The striking inglenook fireplace forms a beautiful focal point, complemented by the electric fire, with a bread oven to the side which has been designed for additional storage.

A particularly versatile feature of the house is the downstairs study/library or occasional ground-floor bedroom. This room benefits from access to a practical "gardeners' WC" and a door leading directly to the garden. The kitchen/dining room provides space for a family-sized table in front of the window seat. The bespoke, hand-built kitchen is very much in keeping with the character of the house and offers extensive storage space, with provision for an electric cooker, built-in fridge, freezer, and dishwasher.

Upstairs, the cottage offers three generously proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom with a bathtub.

OUTSIDE

This charming cottage-style mature garden has been thoughtfully landscaped to provide year-round interest, with expansive lawns, mature ornamental trees, flowering borders, and established shrubs. A sheltered patio offers a peaceful and secluded space for al fresco dining, with a couple of steps leading up to the lawn. There is a side gate giving access to the property, along with two timber garden sheds.

To the front, there are on-street parking options.

SITUATION

Piddlehinton is a welcoming village with a strong sense of community, offering monthly breakfasts, an annual rounders tournament, and a charming village fête. The village also boasts a parish church, a village hall, and the much-loved Thimble Inn. Nearby Piddletrenthide provides a shop and a highly regarded modern first school, adding to the area's convenience.

The county town of Dorchester, approximately five miles south, offers an excellent selection of shops, schools, restaurants, and the renowned Dorset County Hospital. The historic abbey town of Sherborne and the regional centre of Yeovil are around fifteen and nineteen miles away, respectively, providing further amenities and attractions.

Communications are excellent, with rail links from Dorchester to London Waterloo and Bristol Temple Meads, while Sherborne and Yeovil are served by the London-Exeter line.

DIRECTIONS

What3words:///hillsides.thickens.removal

SERVICES

Mains water, electricity and drainage are connected. Oil-fired central heating system supplied by a modern external boiler.

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: E (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Photos were taken in May 2026.

The property is situated within a conservation area.

The vendor has advised that in January 2026, surface water entered the property. Please phone the office for further information.

The cottage was re-thatched in 2008 and re-ridged in 2018.



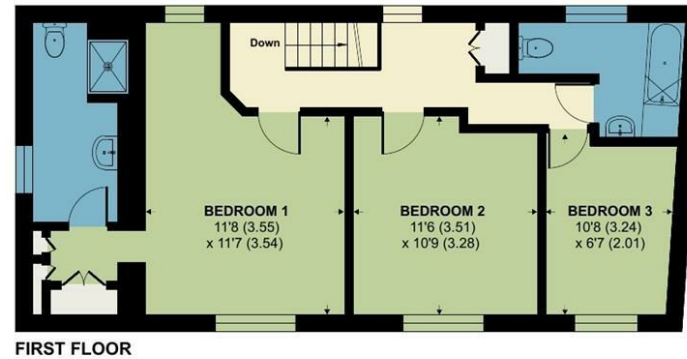
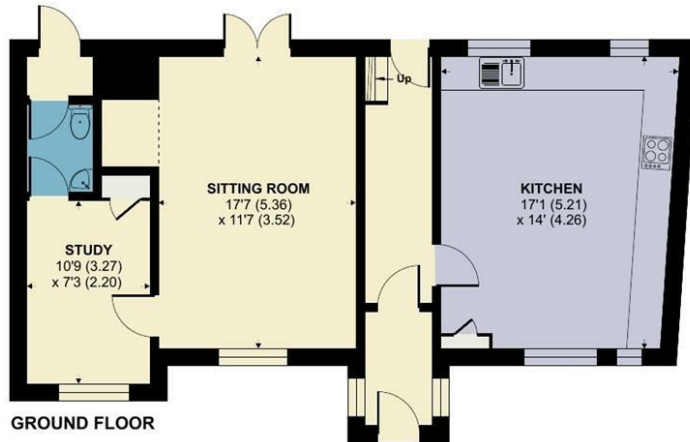
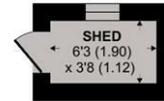
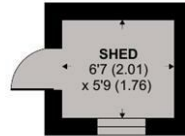
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Approximate Area = 1319 sq ft / 122.5 sq m

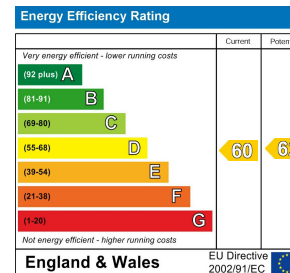
Outbuildings = 61 sq ft / 5.6 sq m

Total = 1380 sq ft / 128.1 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). © nichecom 2026. Produced for Symonds & Sampson. REF: 1466838



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