

Symonds & Sampson

4 Home Farm

Mill Street, Puddletown, Dorchester, Dorset

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Mill Street, Puddletown
Dorchester, Dorset
DT2 8FS

An attractive 5 bedroom village house in a charming courtyard development. Offered with no chain the property has allocated parking and a carport.

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- Modern village home
- Fully fitted kitchen
- Inviting sitting room with wood burner
- Master bedroom with ensuite
- Five spacious double bedrooms
- South-facing garden with patio
- Close to village amenities
- Easy access to Dorchester
- No onward chain

Guide Price £365,000

Freehold

Dorchester Sales
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THE PROPERTY

This well-presented home is set within a small, private courtyard of sympathetically converted former farm buildings, right in the heart of the village. Built in 2009, it is just a short walk from local amenities, including The Blue Vinny pub and the village shop.

The ground floor offers a welcoming entrance hall and a bright, airy kitchen/dining room, fitted with ample storage, integrated appliances, and French doors opening onto the garden. A handy utility/cloakroom provides WC facilities, additional storage, and space for laundry appliances. The sitting room features a wood burner, engineered oak flooring, and French doors leading to the garden, creating a warm and inviting space for relaxing or entertaining.

On the first floor, the master bedroom benefits from fitted wardrobes and an ensuite shower room, while two further double bedrooms share a separate family bathroom. The top floor offers two additional double bedrooms with vaulted ceilings, providing flexible space for family, guests, or a home office.

Combining modern comforts with the charm of village life, this lovely home is perfect for those seeking a quiet yet convenient location.

OUTSIDE

The south-facing rear garden is partially walled and features a patio, offering a pleasant space for outdoor dining or relaxing. The front garden is low-maintenance and enclosed by a low brick wall, providing an attractive and private welcome to the property.

SITUATION

Puddletown is well served with an array of local amenities, including village shop/post office, doctor's surgery, veterinary practise, village hall, community library and The Blue Vinny pub. The village is home to a pre, primary and middle school and has a recreational ground with cricket pitch, sports pavilion and children's play area.

The village is located in the heart of Dorset and benefits from charming views of the surrounding countryside, with easy access to a network of footpaths/bridleways and Puddletown Forest to the west. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a variety of water sports.

The historic county town of Dorchester is less than 5 miles away and has a variety of restaurants, shops and leisure facilities, meeting everyone's needs, including mainline railway stations with services to London Waterloo and Bristol Temple Meads. The A35 gives access to Dorchester/Weymouth and Poole/Bournemouth areas and there are cross channel ferries at Poole and Weymouth.

DIRECTIONS

What3words///advances.installs.latitudes

SERVICES

Mains gas, electric, water and drainage.
Gas fired central heating.

Broadband - Superfast 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

There is a public right of way through the communal outdoor area, and the property is located within a conservation area.

Management fee: £35 per calendar month, payable to HFB (Puddletown) Ltd. Please contact the agent for further details.

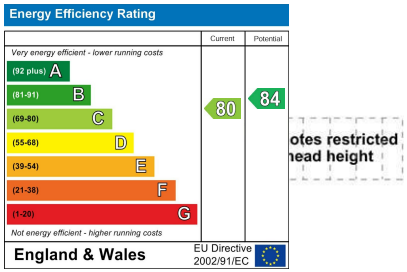






Mill Street, Puddletown, Dorchester

Approximate Area = 1352 sq ft / 125.6 sq m
Limited Use Area(s) = 202 sq ft / 18.7 sq m
Total = 1554 sq ft / 144.3 sq m
For identification only - Not to scale



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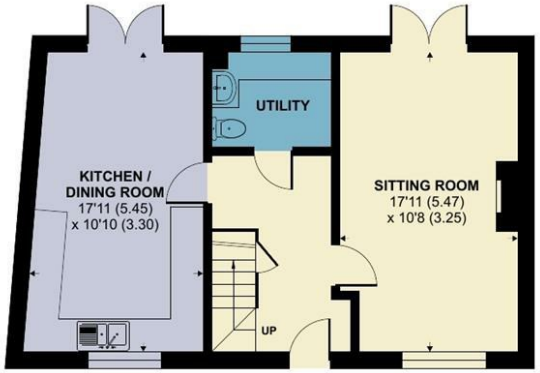

GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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: 1400623





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