



Rectory Road

Piddlehinton Dorchester, DT2 7TE



Asking Price
£600,000 Freehold

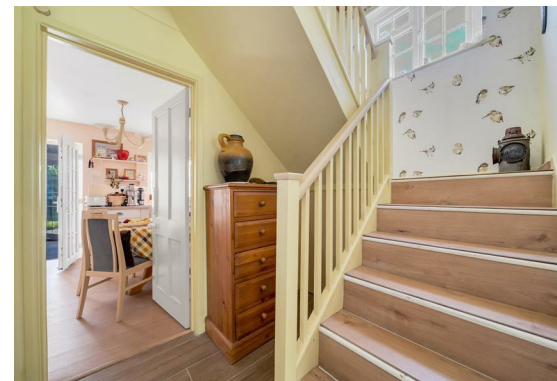


Rectory Road

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7TF

- Garage
- Cloakroom
- Utility Room
- Private Mature Garden
- Two Bathrooms
- Village Location
- Air Source Heat Pump
- Spacious Accommodation
- Off Road Parking
- Useable Loft Space





Situated in the sought-after village of Piddlehinton, this **SPACIOUS FOUR BEDROOM** detached residence offers generous and **VERSATILE** accommodation, ideal for modern family living. Beautifully presented throughout, the property benefits from an energy-efficient **AIR SOURCE HEAT PUMP**, a **GARAGE**, **OFF-ROAD PARKING**, and a private, **MATURE REAR GARDEN**, providing a wonderful space for outdoor entertaining and relaxation.



Internally, the home features well-proportioned rooms throughout, including a welcoming entrance hall, a convenient ground floor **CLOAKROOM**, and spacious living accommodation. Upstairs, there are four well-sized bedrooms, with the principal bedroom enjoying the luxury of an **EN-SUITE** shower room, complemented by a contemporary family bathroom. The property also benefits from a substantial and highly **USEABLE LOFT SPACE**, offering excellent storage potential.

Combining generous living space, practical

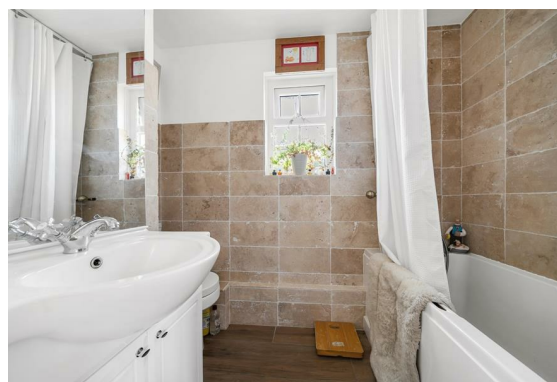


features, and an **ATTRACTIVE VILLAGE** setting, this impressive home presents an excellent opportunity for families seeking a **PEACEFUL COUNTRYSIDE** lifestyle with modern comforts.

A covered entrance porch opens into a welcoming reception hall, where stairs rise to the first floor and there is a useful ground floor cloakroom. The hallway provides access to the principal reception rooms, creating a practical and flowing layout.

To the front of the property is the generous music room, a versatile reception space that could equally serve as a family room, playroom or home office. Opposite, the impressive lounge spans the full depth of the house, enjoying excellent natural light from windows to the side and French doors opening directly onto the rear garden, creating a wonderful space for both everyday living and entertaining.

The kitchen/breakfast room is positioned to the rear of the property, overlooking the garden and offering ample space for informal dining. The added benefit of a water filter system can be enjoyed. Adjoining the kitchen is a spacious utility room with external access to the rear, providing additional storage, laundry facilities and everyday practicality.



The first-floor landing leads to four well-proportioned bedrooms and two bathrooms. The principal bedroom is an impressive double room featuring built-in wardrobes and the benefit of a private en-suite bathroom. Bedrooms two and three are also comfortable doubles, both incorporating built-in wardrobes, while bedroom four offers flexibility as either a single bedroom, nursery or home office.

The remaining bedrooms are served by a well-appointed family bathroom.

A particular advantage of the property is the substantial loft space, accessed via a pull-down ladder. Being fully boarded, it provides excellent, easily accessible storage with potential for a variety of uses, subject to any necessary consents.

Outside, the property is approached via a driveway providing ample off-road parking, leading to the garage. To the rear lies a private, mature garden, thoughtfully planted with established trees, shrubs and borders, creating an attractive and secluded setting for outdoor enjoyment. The home is further enhanced by the efficiency of an air source heat pump, providing modern, energy-efficient heating.

