

Symonds & Sampson

22 High Street

Puddletown, Dorchester, Dorset

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Puddletown, Dorchester
Dorset, DT2 8RU

A charming three-bedroom Grade II Listed cottage with a separate studio, well presented throughout and enjoying a long garden. Conveniently situated close to village amenities, including a shop/post office and doctors' surgery.

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- Grade II Listed cottage
- Well presented throughout
- Three well-proportioned bedrooms
- Useful studio and store
- Village amenities within easy reach
- Long, established rear garden
- Courtyard, play area and outbuildings

Guide Price £300,000

Freehold

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THE PROPERTY

This charming Grade II Listed property combines period character with modern convenience. Well presented throughout, it is conveniently situated within a short walk of the village shop and bus stop, with the church and doctors' surgery also close by.

To the rear of the property is a useful outbuilding/studio, offering further annexe potential, subject to any necessary consents. The studio has power and light and comprises a reception room with vaulted ceiling, built-in cupboards and chimney breast with a wood-effect, gas-supplied fireplace, together with a separate cloakroom with WC and wash basin. A connecting door leads through to a store room, which offers scope for further conversion, subject to any necessary consents.

The main cottage accommodation comprises an entrance hall leading into the sitting room, which features a wood-burning stove. The kitchen has been updated and is fitted with a good range of cupboards and drawers, integrated dishwasher, double oven and gas hob, together with an upright fridge/freezer. There are ample work surfaces, a sink and drainer, tiled flooring and access to a further dining room/garden room, which has French doors opening to the outside.

The modern bathroom is fitted with a white suite comprising a shower bath with glass screen, WC and wash basin. The room is mostly tiled and benefits from a heated towel rail.

Upstairs, there are three bedrooms, with the principal bedroom being a well-proportioned double room.

OUTSIDE

At the rear of the house is a courtyard area, ideal for pots and planters, which leads to the studio. A brick-paved path continues to a summerhouse/garden store and into the garden. The long rear garden is predominantly laid to lawn, with a variety of established shrubs and plants. At the far end is a useful play area with artificial lawn, patio and garden shed, together with a rear gate providing access.

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 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.

DIRECTIONS

what3words///splendid.quantity.rebounder

SERVICES

Main water, gas, electricity 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: B (Dorset Council - 01305 251010)

MATERIAL INFORMATION

The property has two shared rear accessways, one running along the rear elevation of the adjoining cottages and a second situated at the far end of the rear garden. The neighbouring cottage owners each have a right of access over these areas to reach their respective properties.
The property is Grade II Listed and situated within the Puddletown Conservation Area.
Photographs were taken in 2026.







High Street, Puddletown, Dorchester

Approximate Area = 811 sq ft / 75.3 sq m
Studio = 270 sq ft / 25 sq m
Total = 1081 sq ft / 100.3 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: 1510362





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