

A two-story cottage with a grey slate roof and two brick chimneys. The main facade is made of light-colored stone with red brick accents around the windows and door. There are four white-framed windows: two on the upper floor and two on the lower floor. The central door is blue with a small white porch roof. To the left, a white-painted section of the building has a blue door. To the right, a narrow alleyway leads to another stone building. The foreground is a green lawn with some plants and a path.

Symonds
& Sampson

3 Church Hill Cottages

Church Hill, Piddlehinton, Dorchester, Dorset

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Church Hill, Piddlehinton
Dorchester, Dorset
DT2 7TB

Charming Piddlehinton cottage with three bedrooms, stylish living spaces, and a garden with countryside views.



- Attractive brick and flint cottage
- Bright, airy interiors throughout
- Spacious dining and sitting rooms
- Stylish kitchen with integrated appliances
 - Cosy multi-fuel wood-burning stove
- Downstairs cloakroom and boot room
 - Master bedroom with ensuite
- Charming Dorset village location

Guide Price £425,000

Freehold

Dorchester Sales
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THE PROPERTY

A charming brick and flint cottage in Piddlehinton, fully renovated to create a light and airy feel. It features a raised rear garden with views over open countryside.

ACCOMMODATION

The entrance hall leads through double doors into a spacious family dining room, comfortably accommodating a dining table. Stairs to the first floor are located at the rear of the room. The dining room flows seamlessly into the sitting room, a bright and welcoming space featuring a central fireplace with a fitted multi-fuel stove.

At the rear, the sitting room opens into a stylish kitchen, fitted with cream-fronted cupboards providing ample storage, an integrated electric double oven, gas hob with cooker hood, fridge, and freezer, along with space and plumbing for a washing machine. Just off the kitchen is a larder or rear boot room, offering side access to the property, alongside a convenient cloakroom.

Upstairs, there are three double bedrooms. The principal bedroom is filled with natural light from a window and French doors leading out to the rear garden, and benefits from a fitted wardrobe and modern ensuite shower room. Bedroom two is a generous double with loft access, while bedroom three features a full wall of built-in wardrobes and a dressing table. The family bathroom combines practicality

with style, featuring twin wash hand basins set into a hand-built timber unit, a freestanding bath, and a separate shower cubicle.

OUTSIDE

A charming paved cottage patio, ideal for outdoor dining, sits alongside an attractive low flint wall. A few steps lead up to the main garden, predominantly laid to lawn and enclosed by fencing. Side access is provided via a path and steps along the side of the house.

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///goose.sharp.wicket

SERVICES

Mains electric, water and drainage are connected. LPG gas (cooker).

Modern electric 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: D (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Please note that the main level access to the garden is via the master bedroom, although there is also a door from the boot room with steps leading up to the garden. The property is located within a conservation area and has a right of access over 5 Church Hill Cottages' driveway to the garage belonging to 3 Church Hill Cottages.



Church Hill, Piddlehinton, Dorchester

Approximate Area = 1212 sq ft / 112.5 sq m

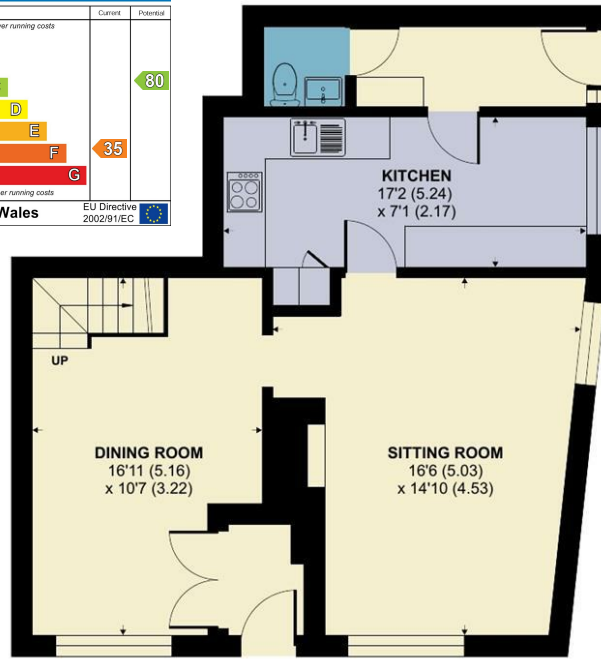
Limited Use Area(s) = 48 sq ft / 4.4 sq m

Total = 1260 sq ft / 116.9 sq m

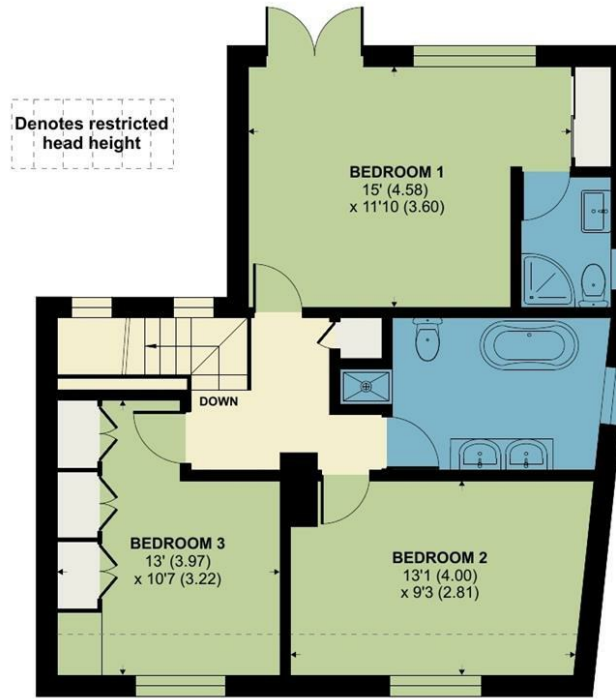
For identification only - Not to scale



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



GROUND 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: 1396653



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