



Piddletrenthide, Dorchester, DT2 7

Offers Over £325,000

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MEYERS
MOVING BEYOND EXPECTATIONS

- Three Bedroom Thatched Cottage
- Lovely Village Location
- Character Property
- Open Fireplaces
- Enclosed Rear Garden
- Parking
- Kitchen-Breakfast Room With Electric Aga.
- Close To Primary School
- Utility Room
- Ground Floor Bathroom & First Floor WC

A charming three-bedroom, Grade II listed thatched cottage brimming with character and period charm, situated in the sought-after village of Piddlethreath, just a short distance from Dorchester. Middle Thatch Cottage offers an attractive blend of historic features and modern-day comforts, creating a delightful home suited to families or those seeking a quintessential Dorset countryside retreat.

The cottage retains a wealth of original features, including exposed ceiling beams, a traditional open fireplace, and charming sash windows, all of which enhance its warm and inviting atmosphere. The ground floor provides two well-proportioned reception rooms, offering versatility for both everyday living and entertaining. The sitting room enjoys the focal point of the open fire, creating a cosy setting during the cooler months, while the second reception room offers flexibility as a dining room, study, or additional family space.

The kitchen is thoughtfully arranged to complement the character of the property, and the modern ground floor bathroom has been sympathetically fitted, blending contemporary convenience with traditional style. Upstairs, there are three bedrooms, each enjoying individual character features and pleasant outlooks, along with the benefit of a first-floor WC. Heating is provided via modern electric radiators, ensuring comfort and efficiency throughout.

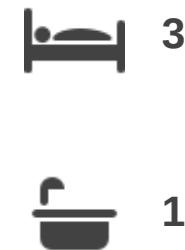
Externally, the property enjoys an enclosed rear garden, providing a private and peaceful space ideal for outdoor dining, gardening, or simply relaxing in a tranquil setting. The garden offers a charming extension of the living space and complements the cottage's rural surroundings. Off-road parking is also available — a valuable and increasingly rare feature for period cottages within village locations.

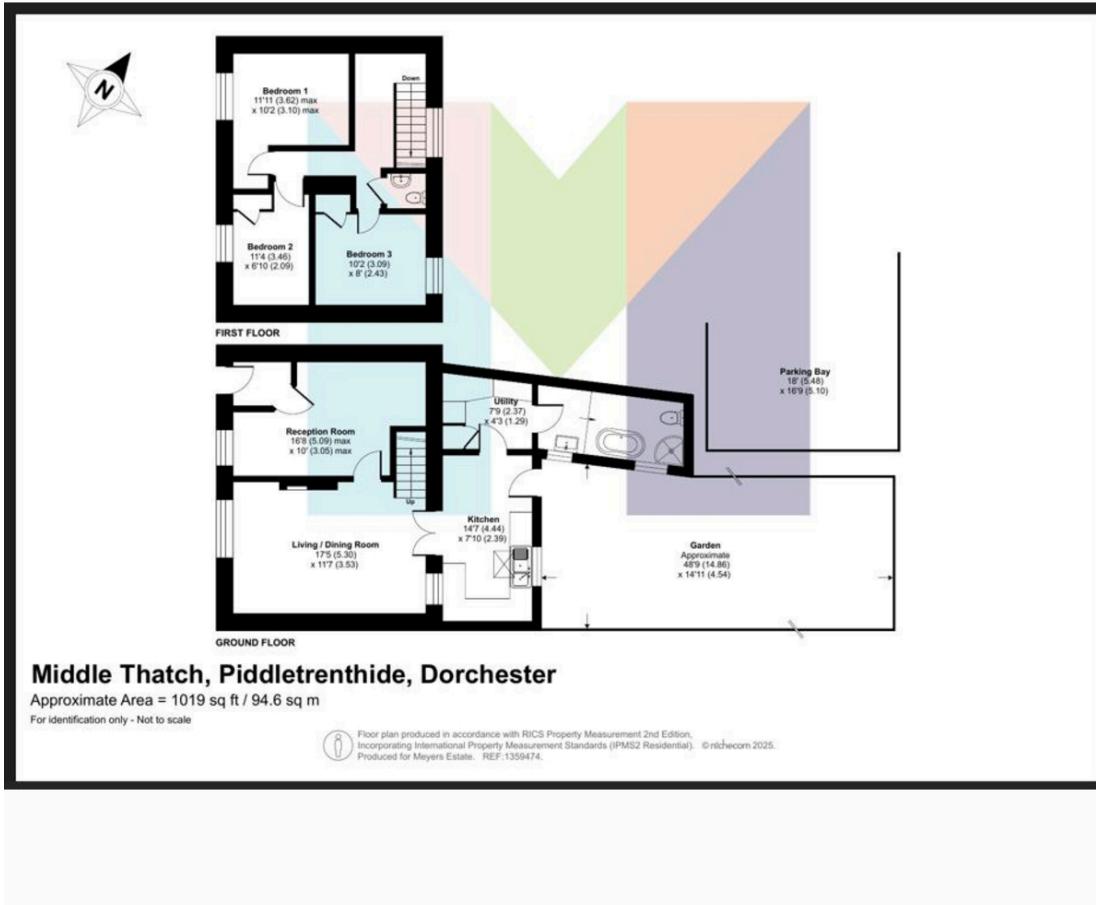
Situation & Area Guide:

Piddlethreath is a picturesque and historic Dorset village with a strong community spirit, set within the rolling countryside of the Piddle Valley. The surrounding area offers an abundance of scenic walking and cycling routes, with the renowned Jurassic Coast within easy reach for coastal exploration.



Dorchester provides a comprehensive range of amenities including shops, schools, healthcare facilities, leisure centres, and mainline rail services to London Waterloo, making this location ideal for those seeking rural charm without compromising accessibility.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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