

Symonds
& Sampson

Diggory Venn

Affpuddle, Dorchester, Dorset

Diggory Venn

Affpuddle
Dorchester
Dorset DT2 7HH

A three bedroom detached bungalow in an elevated position enjoying far reaching countryside views. Set in a peaceful hamlet and well presented throughout.



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- Countryside views
- Backing onto fields
- Good decorative order
 - Conservatory
 - Ample parking
 - Peaceful setting

Guide Price **£565,000**

Freehold

Dorchester Sales
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THE PROPERTY

The property is in easy reach of the nearby villages of Tollpuddle and Puddletown with a well regarded doctors surgery and village shop.

Diggory Venn is well presented, light and bright throughout with accommodation comprising; a nice size entrance hall, sitting room with bay window and excellent views, chimney breast with brick surround, tiled hearth and open fire, TV ariel connection. The kitchen is fitted with a good range of cupboards and drawers, work surfaces with inset sink, fridge, electric hob with extractor hood and integrated electric double oven. There is ample space for a breakfast table and chairs with glazed door into a spacious utility room. Space is offered for a washing machine, tumble dryer and under counter fridge, freezer and dishwasher. There are fitted cupboards and a further sink and drainer with access from the front and to the back of the property. Leading from the entrance hall is a conservatory with UPVC double glazed windows overlooking the garden with a tiled floor and French doors into the garden.

There are three bedrooms, bedroom one is a good size double room with bay window and a range of fitted wardrobes and chest of drawers. Bedroom two is a double room with en-suite, a modern white suite with large walk in shower, vanity basin and WC. Bedroom three is a double room fitted wardrobes. There is a separate shower room and a further family bathroom both with white sanitary ware and handy storage.

The property benefits from oil fired central heating, UPVC double glazing and ample parking on the drive.

OUTSIDE

The front garden is mostly laid to lawn, well kept with a variety of mature shrubs and shallow paved steps to the front door and pathway that extends to the side of the house with a space for a log store and water butt.

The rear garden is predominantly a level lawn with raised decking strategically positioned to enjoy the aspect over the adjoining farmland and far reaching views. There is a patio abutting the property, the external boiler is discreetly located in a corner and the patio extends to a large garden shed. The garden has modern fencing and some mature hedging and is private.

SITUATION

Diggory Venn is in the delightful small village or hamlet of Affpuddle, about 1 mile south of the A35 which gives good access to Dorchester and the Poole/Bournemouth conurbation. Brianspuddle is just 1.5 miles away with village shop and post office and Puddletown is about 4 miles with local facilities including store/post office, primary and middle schools, village hall and modern doctor's surgery. Mainline rail stations at Dorchester, Wool and Moreton (about 4 miles) on the London/Waterloo line.

The area is particularly well served with schools including Bryanston, Clayesmore, Canford, the Sherborne schools, Sandroyd, Knighton House, Port Regis and Milton Abbey.

This part of Dorset is renowned for its sporting and leisure facilities which include riding and walking over the surrounding countryside,

golf at the Dorset, Isle of Purbeck and Came Down (Dorchester), sailing and water sports at Poole and Weymouth harbours and along the glorious Jurassic coastline - now a world heritage site.

DIRECTIONS

What3words///represent.pill.straws

SERVICES

Mains water, electricity and drainage.
Oil fired central heating.

Broadband - Superfast speed available
Mobile - You are likely to get mobile coverage both indoors and outdoors (<https://www.ofcom.org.uk>)

Council Tax Band: E (Dorset Council - 01305 251010)

MATERIAL INFORMATION

The property is found within a conservation area



Diggory Venn, Affpuddle, Dorchester

Approximate Area = 1398 sq ft / 129.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
England & Wales		2008/09-2015/16	2016/17-2020/21



GROUND 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: 1521072



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