

4 Smiths Lane

Piddletrenthide, Dorchester, Dorset

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Piddletrenthide, Dorchester
Dorset, DT2 7RA

A charming thatched cottage with a pretty south-facing garden, garage and off-road parking, ideally positioned within the desirable Piddle Valley.



- Delightful thatched cottage in Piddle Valley
- Character features throughout the home
 - Cosy sitting room with wood burner
- South-facing garden with entertaining space
 - Kitchen/breakfast room with pantry
 - Flexible landing ideal for home office
- Garage/workshop with off-road parking
 - Not Grade II listed

Guide Price **£450,000**

Freehold

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THE PROPERTY

Dating from around 1750, this charming cottage is welcomed by an open storm porch, leading into the inviting hallway that sets the tone for the accommodation beyond. From here, the rooms flow naturally, with access to the main reception areas and a practical walk-in pantry offering excellent storage and shelving.

The sitting room is a cosy and characterful space, featuring exposed beams, a brick fireplace with timber mantel and a wood burner, creating a welcoming focal point. The adjoining south-facing conservatory provides a light-filled additional reception space with direct access to the garden.

The well-appointed kitchen/dining room forms the heart of the home, combining character features with practical modern living. Twin windows overlook the lane, including a charming window seat, while cottage-style cabinetry, wooden work surfaces and the original fireplace recess add to its appeal. The adjoining utility room provides further storage, garden access and leads to a bright ground floor shower room.

Upstairs, the generous landing offers flexibility as a home office or study area. The principal and guest bedrooms are both well-proportioned doubles, with the principal bedroom benefiting from extensive fitted wardrobes. The bathroom enjoys pleasant views over the garden and is fitted with a white suite comprising bath with shower over, WC and wash hand basin, completing the accommodation.

OUTSIDE

The south-facing rear garden is a wonderful feature of the property, offering a private and peaceful space to enjoy throughout the seasons. A large sandstone-paved patio provides the perfect setting for outdoor dining and entertaining, while the established garden features well-stocked borders, mature planting, fruit trees and raised vegetable planters, ideal for those with a keen interest in gardening. A greenhouse provides further space for growing and cultivation.

The garage/workshop offers excellent versatility, with power, lighting, twin windows and double doors opening onto the driveway. Off-road parking is provided in front of the garage, along with the benefit of an electric vehicle charging point, which is connected to the main house electrics via a separate meter.

SITUATION

4 Smiths Lane enjoys a sought-after position in the desirable Piddle Valley, approximately 7 miles north of Dorchester. The village of Piddletrenthide offers a friendly community with a modern first school, village shop, two public houses, village hall and a range of local activities.

The county town of Dorchester lies to the south, providing an excellent selection of shops, restaurants and schools, as well as the Dorset County Hospital. Communications are good with rail links from Dorchester to London/Waterloo and Bristol/Temple Meads. Additionally, both Sherborne and Yeovil are on the London/Exeter line. Road links are easily accessible via the A35, connecting to the

A31 and onward to the M27/M3 towards London.

There are many footpaths and bridleways across the beautiful surrounding countryside. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding coastal walks and the opportunity to enjoy a number of water sports activities.

DIRECTIONS

what3words///sketching.quickly.overpower

SERVICES

Mains water, electricity and drainage are connected.
Oil-fired central heating.

Broadband - Ultrafast 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: F (Dorset Council - 01305 251010)

MATERIAL INFORMATION

The thatch overhangs the neighbouring property by approximately 20cm. The vendors advise that a clause is in place to allow access for any necessary maintenance works to the thatch, should these be required.

The property is found within a conservation area.
Photographs were taken in July 2026.



Smiths Lane, Piddletrenthide, Dorchester

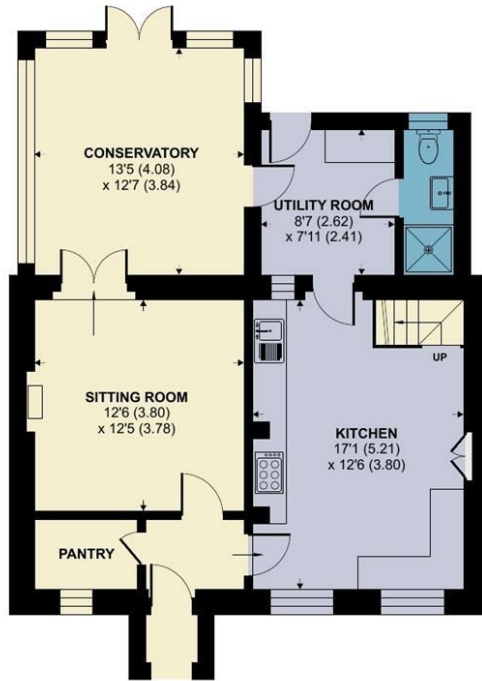
Approximate Area = 1192 sq ft / 110.7 sq m

Garage = 400 sq ft / 37.1 sq m

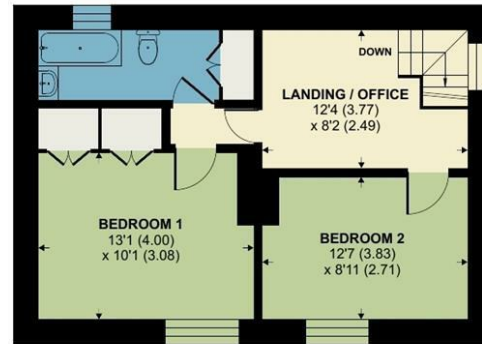
Total = 1592 sq ft / 147.8 sq m

For identification only - Not to scale

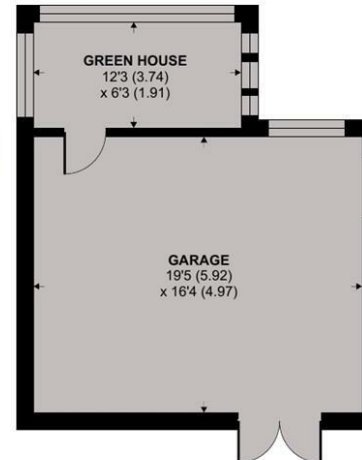
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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: 1495649



Dorchester/SXP/03.08.2026



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