



Symonds
& Sampson

6 Mill Street
Puddletown, Dorchester, Dorset

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Puddletown
Dorchester
Dorset DT2 8SH

An attractive 2 double bedroom cottage, well presented throughout with a garden and in a popular village well served with amenities. For sale with no chain.



- No chain
- Very good order
- Close to amenities
- Popular Village
- Garden

Guide Price **£280,000**

Freehold

Dorchester Sales
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THE PROPERTY

This attractive cottage with painted brick elevations is well presented throughout and in easy reach of the village shop and bus stop. The cottage has been well maintained with tasteful Karndean flooring throughout the ground floor, modern electrics, and a newly fitted shower room with stylish white sanitary ware.

The accommodation in brief comprises; sitting room with chimney breast and hearth with wood burning stove, handy under stairs cupboard and arch into the dining room with French doors to the garden. The kitchen is fitted with a range of cupboards and drawers, ample work surfaces with ceramic sink, integral electric oven and hob with extractor hood over. There is space and plumbing for a washing machine, and dishwasher and a upright fridge freezer. Upstairs there are two double bedrooms, the front bedroom with a useful storage cupboard/wardrobe. The shower room has a contemporary white suite with large shower, vanity basin and WC, tiled to full height.

The cottage is not listed and benefits from UPVC double glazing and gas central heating with a combination boiler.

OUTSIDE

The rear garden is attractive with a private patio area abutting the property, steps up to a raised lawn with shrub and flower borders, path leads to a good size summer

house, with power and light There is storage to the rear and side of the summer house and a rear gate provides useful rear 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:///blackbird.joined.remix](https://www.what3words.com/blackbird.joined.remix)

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>)

Dorset Council - 01305 251010

Business Rates: Current rateable value £1,575 (self-catering holiday unit and premises, effective from 1 April 2026).

MATERIAL INFORMATION

The property falls within a conservation area.



Mill Street, Puddletown, Dorchester

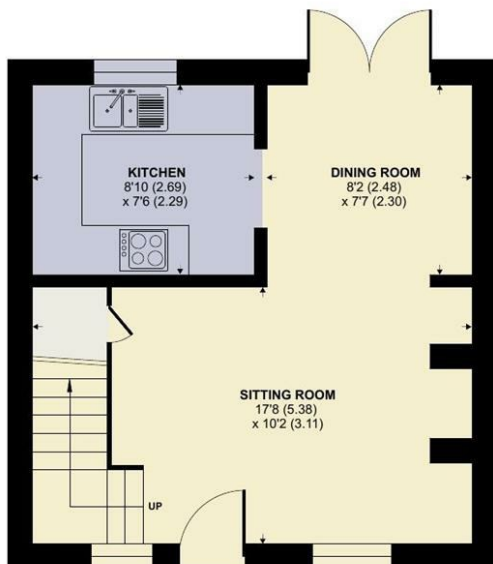
Approximate Area = 636 sq ft / 59 sq m

Summer House = 77 sq ft / 7.2 sq m

Total = 713 sq ft / 66.2 sq m

For identification only - Not to scale

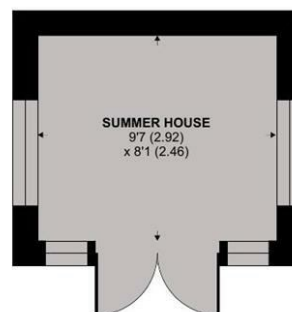
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(91-100) A		88
(81-90) B		
(69-80) C	69	
(55-68) D		
(43-54) E		
(31-42) F		
(13-30) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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: 1521160



Dorchester/SP/25.9.26



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