



Paynes Close

Piddlehinton Dorchester, DT2 7TF

 3  1  2  D

Guide Price
£350,000 Freehold



Paynes Close

Piddlehinton Dorchester, DT2
7TF

- Integral Garage
- Driveway
- Link Detached
- Spacious accommodation
- Cloakroom
- Low Maintenance Rear Garden
- Cul-De-Sac Location
- Ample Storage Options
- Approximately 15 Minute Drive To Dorchester
- Close To Countryside Walks





Tucked away in a quiet CUL-DE-SAC in the charming village of PIDDLIHINTON, this spacious THREE BEDROOM LINK DETACHED home offers GENEROUS accommodation, an INTEGRAL GARAGE, driveway parking and a LOW MAINTENANCE REAR GARDEN — all surrounded by stunning DORSET COUNTRYSIDE and just approximately 15 MINUTES from DORCHESTER town centre. The property provides WELL BALANCED living space throughout with AMPLE STORAGE OPTIONS, ideal for families or those seeking a SEMI RURAL lifestyle without compromising on convenience.

This is a wonderful opportunity to enjoy village living with easy access to Dorchester and the wider Dorset area.



You are welcomed via a practical entrance porch — ideal for coats and boots after scenic countryside walks with a convenient ground floor WC.

The generous sitting/dining room spans over 24ft, creating a superb open and sociable living space. There is ample room for comfortable seating as well as a full dining table, making it perfect for both cosy evenings in and entertaining family and friends. Under stair storage adds to the practicality. The layout allows for clear zoning between relaxation and dining areas while remaining wonderfully light and airy and patio doors lead out to the garden, creating a great flow between indoor and outdoor living.

To the rear, the kitchen overlooks the garden and offers plenty of worktop space and storage, designed for easy day-to-day living. Plumbing for washing machine and space for other appliances allow for a utility. The integral garage can be accessed internally, providing excellent storage, workshop potential or scope for further use (subject to any necessary consents).



The first floor comprises three well-proportioned bedrooms. The principal bedroom is a spacious double, complemented by a second comfortable double room. The third bedroom offers flexibility as a child's room, guest bedroom or home office and boasting floor to ceiling built in wardrobes, further enhancing the practical nature of this beautiful property. A centrally located family bathroom serves the upstairs accommodation. A large airing cupboard on the landing provides further storage options and easy access to the usable loft space.

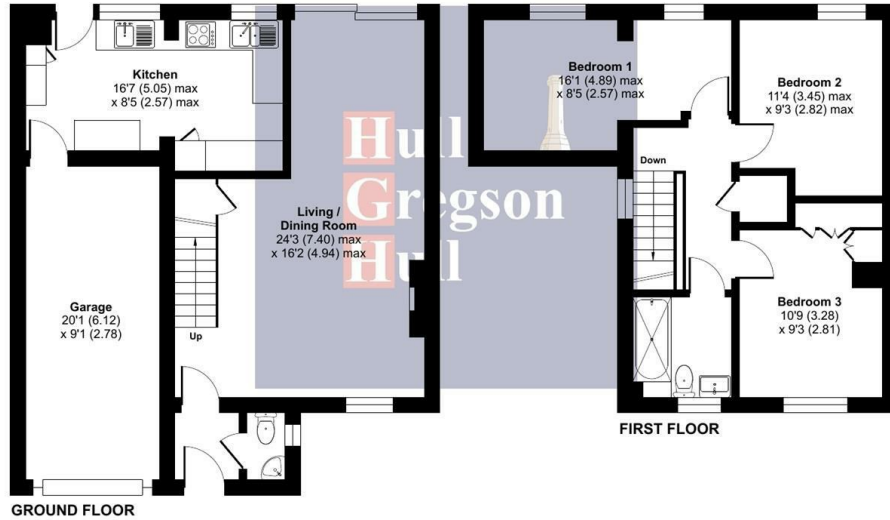
To the front, the property benefits from a garden area adding to its kerb appeal, alongside the driveway and garage.

The rear garden has been thoughtfully arranged for low maintenance while still offering character and enjoyment. A particular feature is the attractive pond, home to fish and creating a peaceful focal point within the garden — perfect for those who appreciate wildlife and a calming outdoor setting. The space provides room for seating and outdoor dining, making it ideal for relaxed afternoons and summer evenings.

With countryside walks quite literally on the doorstep and Dorchester within easy reach, this home offers a wonderful opportunity to enjoy village living combined with everyday convenience in the heart of Dorset.

Paynes Close, Piddlehinton, Dorchester, DT2

Approximate Area = 980 sq ft / 91 sq m
 Garage = 174 sq ft / 16.1 sq m
 Total = 1154 sq ft / 107.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rixhcom 2026. Produced for Hull Gregson & Hull Ltd. REF: 1422132

Lounge/Diner
 24'3" max x 16'2" max (7.40 max x 4.94 max)

Kitchen
 16'6" max x 8'5" max (5.05 max x 2.57 max)

Bedroom One
 16'0" max x 8'5" max (4.89 max x 2.57 max)

Bedroom Two
 11'3" max x 9'3" max (3.45 max x 2.82 max)

Bedroom Three
 10'9" max x 9'2" max (3.28 max x 2.81 max)

Bathroom

Garage
 20'0" x 9'1" (6.12 x 2.78)

Cloakroom

Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Link Detached House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water.

Heating Type: Electric

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

checker.ofcom.org.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of

representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		