Main Road

Tolpuddle Dorchester, DT2 7EJ

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Offers In Excess Of £300,000 Freehold

Hull Gregson Hull

Main Road

Tolpuddle Dorchester, DT2 7EJ

- Off Road Parking
- Beautifully Presented
- Substantial Rear Garden
- Spacious Accommodation
- Rural Village Location
- Solar Panels
- Local Amenities Nearby
- Feature Wood Burner
- Extended & Modernised
- Countryside Walks Closeby

A beautifully presented and extended two-bedroom semi-detached home, set in the sought-after and historic village of Tolpuddle. This modernised and extended property offers a bright and spacious open plan living area, perfect for everyday living and entertaining, complete with a feature wood burner. There are two generous double bedrooms and well-proportioned accommodation throughout. Outside, the property boasts a substantial and well landscaped rear garden, ideal for relaxing or hosting, while the addition of solar panels provides improved energy efficiency.

Surrounded by stunning countryside walks, this is an excellent opportunity to enjoy village living in a stylish, move-in ready home.

Entering the property, a welcoming hallway leads you through to the main living space, with stairs rising to the first floor.

The heart of the home is the bright and inviting open plan living area. The lounge is centred around a cosy wood burner, creating a warm and relaxing space, while the dining area offers ample room for entertaining. French-style doors open directly onto the rear garden, providing a seamless indoor-outdoor flow—perfect for hosting family and friends.

The modern fitted kitchen is well-equipped with a range of eye-level and base units, generous work surfaces, plumbing for a dishwasher, and space for a range oven. Two useful storage cupboards are located at the entrance to the open plan area, one of which has plumbing in place for a potential downstairs W.C.

Upstairs, there are two well-proportioned double bedrooms, both served by the family bathroom. The principal bedroom is a particularly generous size with a dual aspect, allowing copious natural light to flood the room, while pleasant views can also be enjoyed. Bedroom two is positioned to the rear, benefiting from panoramic countryside views over the garden.

The bathroom is fitted with a modern suite, including a bath with shower over, vanity wash hand basin, heated towel rail, and W.C.

Externally, a standout feature of the home is the beautifully landscaped rear garden. A patio area provides the perfect spot for outdoor seating and includes two log stores, two storage sheds and a lean to. Steps lead up to a spacious lawn, bordered by a variety of shrubs and planting for added privacy and a shingle area with a greenhouse. A rear gate offers potential for additional access and opens directly out to a bridleway giving right of access, which then backs onto surrounding fields—ideal for dog walking and enjoying the countryside.

To the front, a driveway provides valuable off-road parking.

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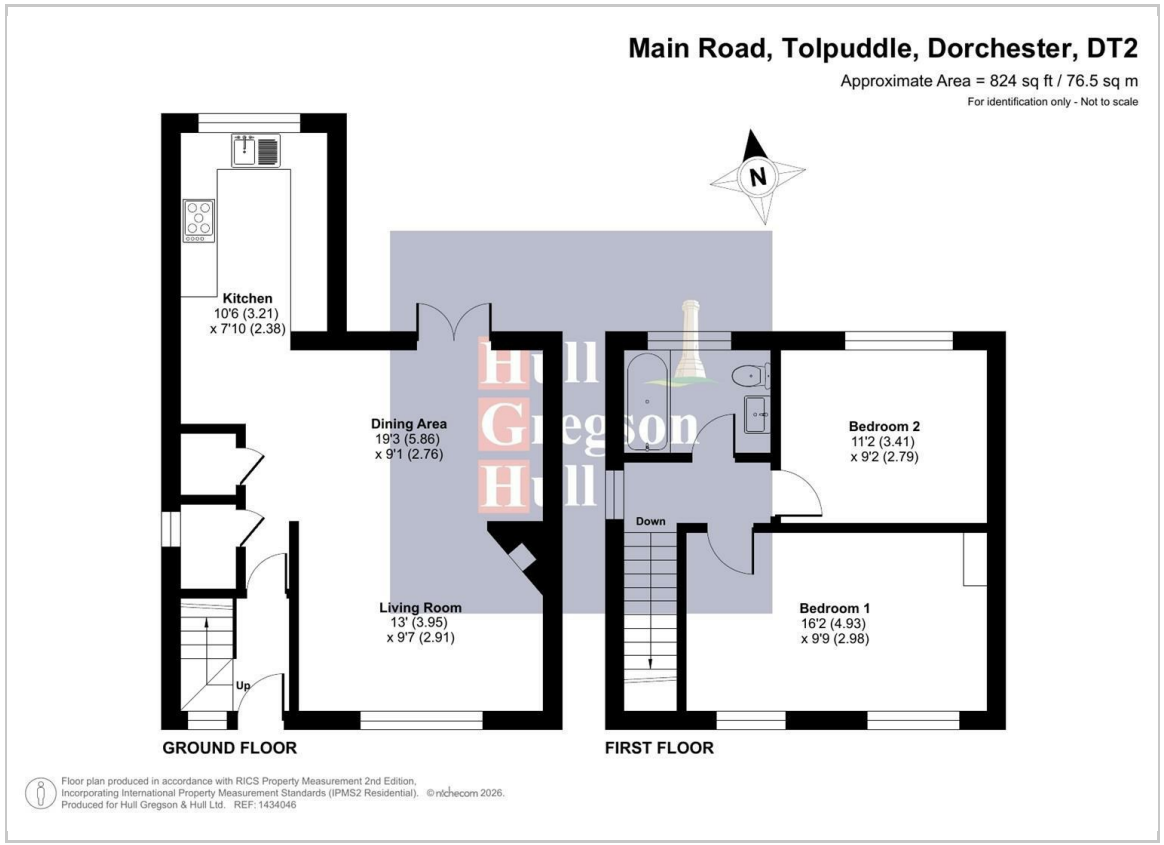
This home is subject to a Section 157 local occupancy restriction, which helps keep housing affordable for residents in the dorset area. Eligible buyers will need to demonstrate a local connection, such as living or working nearby for a qualifying period, and will require council consent before the sale can proceed.

The property must be used as your main residence, not as a second or holiday home.
This restriction does not prevent a sale but simply ensures the home remains available to those with ties to the community. If you meet the local criteria and are looking for a well-located home in Dorchester, this property offers a fantastic opportunity to buy in a desirable area while supporting long-term local housing affordability.



Living Room
12'11" x 9'6" (3.95 x 2.91)

Dining Area
19'2" x 9'0" (5.86 x 2.76)

Kitchen
10'6" x 7'9" (3.21 x 2.38)

Bedroom One
16'2" x 9'9" (4.93 x 2.98)

Bedroom Two
11'2" x 9'1" (3.41 x 2.79)

Bathroom

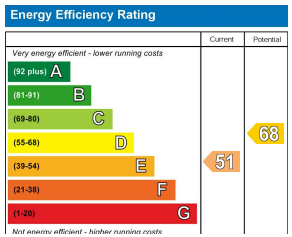
Dorchester Additional Information

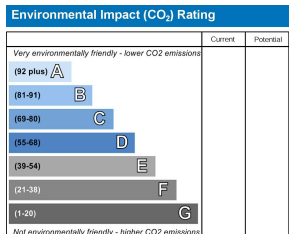
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. This home is subject to a Section 157 local occupancy restriction, which helps keep housing affordable for residents in the local area. Eligible buyers will need to demonstrate a local connection, such as living or working nearby for a qualifying period, and will require council consent before the sale can proceed.

Property type: Semi-Detached House
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water. Drainage is a treatment plant managed and maintained by Magna Housing.
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.





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