



Symonds
& Sampson

Scrumpy Cottage

Plush, Dorchester, Dorset

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Plush, Dorchester,
Dorset, DT2 7RJ

Beautifully presented and sympathetically extended detached village home, generous accommodation, landscaped gardens backing onto the community orchard, double garage and ample parking.



- Beautifully presented and extended detached village home
 - Generous accommodation
 - Impressive open-plan kitchen/dining room
 - Three well-proportioned bedrooms
- Principal bedroom with walk-in wardrobe and en suite
 - Office / Forth bedroom
- Beautifully landscaped and established gardens
 - Double garage and ample parking

Guide Price **£875,000**

Freehold

Dorchester Sales

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THE PROPERTY

Scrumpy Cottage is a charming and well presented home, quietly positioned within the sought after Dorset village of Plush. Having been thoughtfully and sympathetically extended by the current owners, the property now provides a wonderfully balanced combination of character, space and contemporary living, while retaining the warmth and individuality one would hope to find in a village cottage.

The accommodation is particularly generous, extending to approximately 2,500 sq ft, with the additional benefit of a double garage. The layout has clearly been designed with modern family life in mind, offering excellent flexibility and a number of individual spaces which can adapt to different requirements.

The heart of the house is undoubtedly the impressive kitchen/dining room, created as part of the extension and forming a superb open plan space in which to cook, dine and entertain. The kitchen is beautifully appointed, with a large central island providing a natural focal point, whilst a generous dining area allows the room to work equally well for everyday family life or larger gatherings. A series of doors and windows draw in plenty of natural light and create a strong connection with the garden.

Adjoining the kitchen is a useful snug, offering a more intimate space for relaxing away from the main living area, together with a utility room and pantry, providing excellent practical storage. There is a large study well suited to those requiring dedicated spaces for working from home, hobbies or could easily be used as a ground floor bedroom.

A cloakroom completes the ground floor accommodation.

The principal reception room is a lovely sitting room, with a charming characterful feel and French doors opening towards the front garden. It is a comfortable and inviting room, with wood burning stove and outlook over greenery creating a wonderfully tranquil atmosphere. The entrance hall is equally welcoming, with the accommodation flowing naturally from one space to another.

On the first floor are three well proportioned bedrooms, including an impressive principal bedroom which benefits from a walk-in wardrobe and a generous en suite bathroom. The remaining bedrooms are well suited to family or guest accommodation, with a modern shower room serving the floor.





OUTSIDE

The gardens are every bit as appealing as the house. The current owners have created a beautifully landscaped setting with established trees, shrubs, flowering plants and areas of lawn, giving the garden a mature and secluded feel. The garden is arranged to provide a number of different areas in which to sit and enjoy the surroundings.

A particularly special feature is the direct relationship with the village community orchard, which lies immediately beyond the rear garden. Rather than looking onto another property, the house enjoys a lovely open and green outlook, with the orchard providing a natural extension to the setting and an attractive connection with village life.

The property is approached over a gravelled area which provides ample parking and leads to the double garage, offering excellent storage and potential for a variety of uses in addition to garaging.

SITUATION

Scrumpy Cottage is situated in the sought-after village of Plush, renowned for its award-winning pub, The Brace of Pheasants, village cricket ground and spectacular surrounding countryside. Nestled within the Dorset National Landscape (formerly the Area of Outstanding Natural Beauty), the village enjoys access to an excellent network of footpaths and bridleways, making it ideal for those who enjoy walking, riding and outdoor pursuits.

The nearby village of Piddletrenthide, approximately 1.5 miles away, offers a friendly community and a range of everyday

amenities, including a modern first school, village shop, two public houses, village hall and a variety of local clubs and activities.

The county town of Dorchester lies to the south and provides an excellent selection of shops, restaurants, leisure facilities and schools, together with Dorset County Hospital. Communications are excellent, with rail services from Dorchester to London Waterloo and Bristol Temple Meads. Further mainline services are available from both Sherborne and Yeovil on the London Waterloo to Exeter line. Road links are readily accessible via the A35, connecting to the A31 and onward to the M27 and M3 towards London.

DIRECTIONS

what3words ///flask.undercuts.chip



SERVICES

Mains water, electricity.
Private drainage (Klargester).
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: E (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Photographs were taken in August 2026

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	56	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Scrumpy Cottage, Plush, Dorchester

Approximate Area = 2497 sq ft / 231.9 sq m

Garage = 242 sq ft / 22.4 sq m

Total = 2739 sq ft / 254.3 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). © ncheom 2026. Produced for Symonds & Sampson. REF: 1510718



Dorchester/ATR/September2026



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