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Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



Drod Cottage, Rectory Lane, Puncknowle, Dorchester, DT2 9BW
Guide Price £475,000



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Charming Three bedroom period cottage in the heart of Puncknowle, beautifully presented throughout with a blend of character features and modern comforts.



Property Details

- Popular Village Location
- Beautifully Presented
- Period Features
- Two Reception Rooms
- Large Garden
- Parking

THE PROPERTY

Set in the picturesque village of Puncknowle, just a few miles from Dorset's stunning Jurassic Coast, Drood Cottage is a beautifully presented attached period home believed to date from the mid-19th century. Constructed from local stone under a slate roof, the cottage combines traditional character with high-quality modern finishes.

Over recent years, the property has undergone an extensive programme of refurbishment and sympathetic extension, creating exceptionally comfortable and stylish accommodation. Character features include sash-style windows with window seats, original pine doors, and attractive fireplaces, all enhancing the cottage's period charm.

The property benefits from oil-fired central heating via a modern combi boiler, and a well-appointed kitchen fitted with a tiled floor and quality appliances including a Rangemaster cooker with matching hood, integrated dishwasher, washing machine, and integrated fridge and freezer. The bathrooms and shower rooms are finished to a contemporary standard.

The property comprises on the ground floor, a welcoming entrance hall leads to a charming living room with working fireplace and a separate dining room with a feature fireplace, both full of character. The kitchen is fitted with high-quality appliances and

finishes with a door that opens to a rear lobby with access to a convenient cloakroom.

On the first floor, the landing provides access to the principal bedroom with en-suite bathroom, alongside two further bedrooms served by a stylish Jack-and-Jill shower room shared between bedrooms two and three.

OUTSIDE

To the front, the cottage is set back from the lane with hardstanding providing parking for one to two vehicles. At the rear, a west-facing stone courtyard offers a sunny, sheltered space with an external store. A nearby pedestrian path leads to a large, well-stocked secluded garden detached from the property, featuring established trees, shrubs, and a substantial stone wall, providing a private and tranquil outdoor retreat.

LOCATION & LIFESTYLE

The cottage enjoys a peaceful position on Rectory Lane, within walking distance of the village centre. Puncknowle is a quintessential Dorset village in the scenic Bride Valley, offering a thatched pub, parish church, and village hall. Nearby Litton Cheney provides a primary school, while the coastal villages of Burton Bradstock and Abbotsbury — both less than three miles away — offer access to the sea, coastal walks, and local amenities.

PROPERTY TENURE

Freehold

INFORMATION

Heating Type: Oil Fired Central Heating

Broadband: Standard & Superfast may be available (Check Ofcom Data)

Mobile phone coverage: Network coverage good with major most major networks (Ofcom Data)

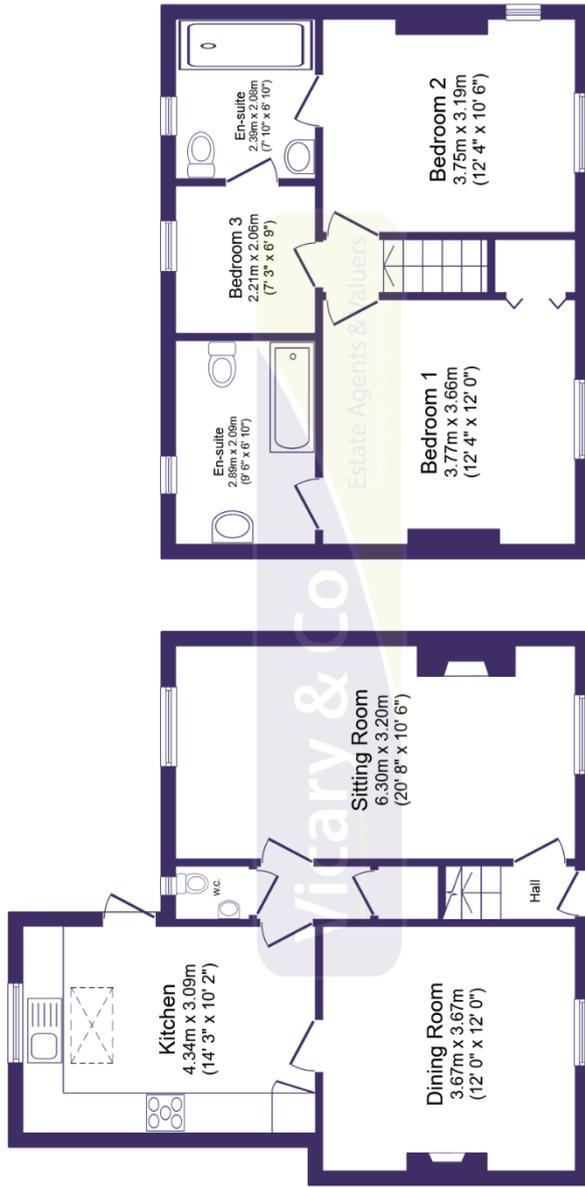
Council Tax Band: Currently not registered for Council Tax due to Holiday Letting.

Flood Risk: Low (See Gov. UK Website)

More details on this property can be found on the



Rectory Lane, Punccknowle, Dorchester, DT2 9BW



First Floor
Floor area 46.6 sq.m. (501 sq.ft.)

Ground Floor
Floor area 52.3 sq.m. (563 sq.ft.)

Total floor area: 98.8 sq.m. (1,064 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate and should not be relied upon for any legal or financial purposes. Measurements are taken to the best of our knowledge and are not a guarantee of accuracy. A party must rely upon its own inspection(s). Powered by www.propertybox.co

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | | |
| 39-54 | E | 40 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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