

A two-story pink brick cottage with a thick thatched roof. The front facade features a white door with a small black roof and a white bay window on the right side. The bay window has a decorative dark brown wooden balcony with a lattice pattern. The house is surrounded by a green lawn and a low stone wall with a chain. The sky is blue with some power lines.

Symonds
& Sampson

Willoughby Cottage

Puddletown, Dorchester, Dorset

Willoughby Cottage

12 Mill Street, Puddletown,
Dorchester, Dorset,
DT2 8SH

A charming Grade II Listed semi-detached cottage, rich in period features, versatile accommodation and delightful gardens extending to 0.33 acres.

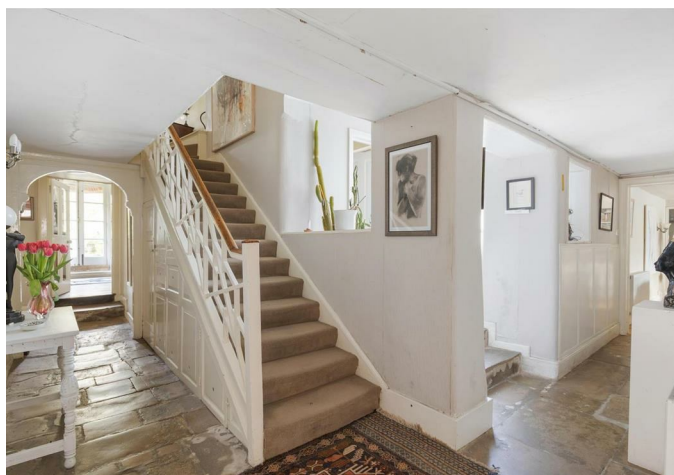


- Grade II Listed village cottage
- Four reception rooms, flexible living
- Spacious kitchen with central island
- Mezzanine landing and home office
- Five double bedrooms, three bathrooms
- Character features throughout the property
- Private west-facing established gardens
- Garage, parking and useful outbuildings

Guide Price **£750,000**

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

Occupying a delightful position within the heart of the sought-after village of Puddletown, this attractive Grade II Listed semi-detached cottage offers a wonderful combination of period character, generous proportions and versatile family accommodation. Believed to date in part from the 18th century, with some elements understood to be of potentially earlier origin, the cottage has a fascinating history and retains a wealth of original features. Situated within the village Conservation Area, the home showcases its heritage through features including flagstone flooring, exposed beams and brickwork, together with impressive fireplaces, all complemented by sympathetic modern improvements.

The property's historic origins are reflected in the current accommodation, with the spacious dining room understood to have originally formed part of a former barn, while the elegant sitting room is believed to have once served as the old parlour. These characterful spaces have been thoughtfully incorporated into the home.

The kitchen forms the heart of the home and is fitted with a range of modern units centred around a large island. Integrated appliances include an eye-level double oven and grill, five-ring gas hob and dishwasher. The adjoining breakfast room provides a relaxed everyday living space and houses the modern combi boiler within fitted cabinetry. The spacious dining room enjoys a wonderful outlook over the rear garden and features an impressive inglenook fireplace, creating an inviting setting for family meals and entertaining.

The remaining reception rooms provide excellent versatility. The bright dual-aspect drawing room, currently utilised by the owners as a studio, features sash windows and a serving hatch, providing a charming nod to its former use as the dining room. The formal sitting room is an elegant and well-proportioned space with a bay window, window seat and gas fire, while a separate snug offers an ideal reading room, playroom or quiet retreat. Completing the ground floor are two cloakrooms, each fitted with a WC and wash hand basin, together with a useful utility area, a Belfast sink within the garage and internal access to the garage itself.

The first floor continues to impress, with a spacious mezzanine-style landing providing a wonderful sense of space. The principal bedroom benefits from an en-suite bathroom, while Bedroom Four is currently arranged as a dressing room, featuring extensive bespoke built-in cabinetry and offering excellent storage. The remaining generously proportioned double bedrooms are served by a well-appointed family bathroom, with a separate study providing an ideal home office or nursery. Both bathrooms are fitted with a bath, separate shower, wash hand basin and heated towel rail.





OUTSIDE

The delightful gardens lie predominantly to the western side of the cottage, enjoying a wonderful sense of privacy while making the most of the afternoon and evening sunshine.

A split-level brick and stone terrace extends alongside the house, with terraced stone walling and steps leading down to the main garden. This creates an excellent space for outdoor dining and entertaining, with a charming water feature providing an attractive focal point. Well-stocked flower and shrub borders offer colour and seasonal interest throughout the year, complemented by mature planting that enhances the established character of the garden.

Beyond the terrace lies a generous lawned garden, complemented by a range of useful brick-built outbuildings, including an airtight shed with electricity, a log store and an open-sided shelter, providing excellent

storage and practical workspace. The shed complex benefits from electrical supply, while water is available to most areas of the garden. Beyond the lawn, a secluded woodland area creates a peaceful retreat, with mature trees and natural planting offering a wonderful sense of privacy and tranquillity.

At the far end of the garden is a productive vegetable area with established apple and fig trees, together with a greenhouse and composting area. This section of the garden benefits from water and provides an excellent space for keen gardeners.

Driveway parking is provided to the front of the attached garage.

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 located 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:///bronze.predict.sprinkler

SERVICES

Mains water, gas, electricity and drainage are connected.

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>)

Council Tax Band: G (Dorset Council - 01305 251010)

MATERIAL INFORMATION

The property is Grade II Listed and situated within the Puddletown Conservation Area.

The internal photographs were taken in March 2026, and the external photographs were taken in July 2026.



Mill Street, Puddletown, Dorchester

Approximate Area = 3854 sq ft / 358 sq m (exclude lean to)

Garage = 231 sq ft / 21.4 sq m

Outbuilding = 111 sq ft / 10.3 sq m

Total = 4196 sq ft / 389.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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: 1498123



Dorchester/SXP/31.07.2026



01305 261008

dorchester@symondsandsampson.co.uk
Symonds & Sampson LLP
9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset DT1 1QR



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT