



Mill Street  
Puddletown  
£825,000 Price Guide





Nestled within a conservation area, this Grade II listed semi-detached cottage exudes charm and character, featuring period details such as flagstone flooring, an impressive open fireplace, and exposed brickwork and beams. Beautifully presented throughout, the property offers versatile accommodation with four elegant reception rooms on the ground floor, providing flexible living and entertaining space. The first floor comprises five well-proportioned bedrooms, a study, and three bathrooms, arranged to create an ideal family layout. Outside, a generous rear garden enjoys a desirable westerly aspect, perfect for afternoon and evening sun, while the front provides off-road parking and the additional benefit of a single garage.

The village of Puddletown boasts a range of local facilities, including a church, a wonderful village shop with Post Office, a Public House, GP Surgery with Pharmacy, a vet, a book shop, two schools and access to Puddletown forest for walking. The county town of Dorchester is about 5 miles to the south and provides an extensive range of shopping, business and recreational facilities. Other towns within easy reach include the coastal town of Weymouth, about 13 miles, Sherborne, about 18 miles and Blandford Forum, about 12 miles.



Access to the property is via a part-glazed front door, leading into the impressive entrance hall, where style and character set the tone for the rest of the home. A wealth of period features immediately draws the eye, with flagstone flooring guiding you through the ground-floor rooms and up the stairs to the first floor. There are three reception rooms, all enjoying a front aspect. The principal living room features a large bay window with seating, complemented by a central gas fire with a decorative wooden surround and mantle. The kitchen and breakfast area has been thoughtfully modernised, with white handleless wall and base units with attractive work surfaces and upstands over. A central island creates a breakfast bar seating area with additional storage and a five-ring gas hob. Integrated appliances include an eye-level double oven and grill, along with a Lamona microwave, while further space is provided for additional appliances in the useful adjoining utility room. An open-plan layout leads to a dining/breakfast area, from which a door provides access to the garage and double doors open directly into the garden. A lobby area, incorporating a hallway and ground-floor W/C, offers a convenient alternative entrance from the driveway. The ground-floor accommodation is completed by a stunning formal dining room, featuring herringbone flooring and, the star of the show, an impressive open inglenook fireplace with a wood-burning stove. Double doors lead directly into the garden, enhancing the sense of flow and light. The character and charm continue to the first floor, where a split-level landing provides a bright and open space. There are five double bedrooms, with an additional room ideal for a study. The principal bedroom benefits from en-suite facilities, including a walk-in shower and bath, while the family bathroom also features a shower, bath, basin and W/C, combining both practicality and style.

**Externally:**

The property enjoys a large, private garden with a desirable westerly aspect. A patio immediately abuts the house, providing a variety of seating areas and featuring a pond. The substantial lawn is bordered by mature trees and shrubs, offering colour, texture, and privacy, while raised beds at the rear provide space for growing vegetables.



**Agents Notes:**

There is a local Neighbourhood Plan available on the Dorset Council website. Please visit: <https://www.dorsetcouncil.gov.uk/w/puddletown-neighbourhood-plan>  
We are advised the property is Grade II listed and may be exempt from an EPC requirement.

**Flood Risk:**

Enquire for up-to-date details or check the website for the most current rating.  
<https://check-long-term-flood-risk.service.gov.uk/risk#>

**Services:**

Mains electricity, water and drainage are connected.  
Gas fired central heating.  
Wood burning stove.

**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park Dorchester  
DT1 1XJ

Tel: 01305 211970

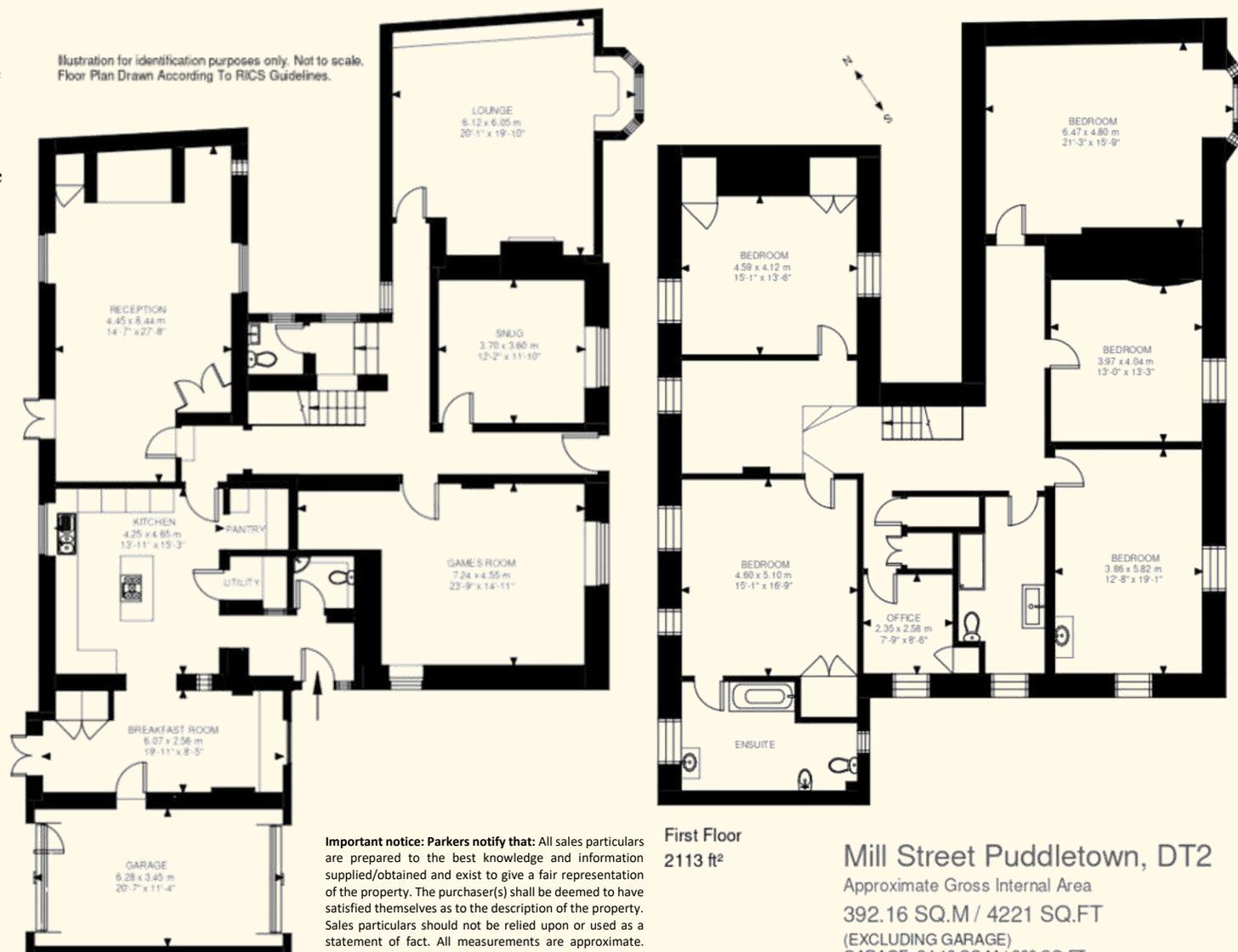
Council tax band is G.

**Mobile and Broadband:**

At the time of the listing, standard and superfast broadband are available.  
Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.  
For up-to-date information please visit <https://checker.ofcom.org.uk>

**Stamp duty:**

Stamp duty is likely to be payable on this property dependent upon your circumstance.  
Please visit the below website to check this.  
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax-#/!/>intro



**Important notice: Parkers notify that:** All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Mill Street Puddletown, DT2**  
Approximate Gross Internal Area  
392.16 SQ.M / 4221 SQ.FT  
(EXCLUDING GARAGE)  
GARAGE 24.13 SQ.M / 260 SQ.FT  
INCLUSIVE TOTAL AREA 416.29 SQ.M / 4481 SQ.FT

KEY: CH = Ceiling Height  
Restricted Head Height