



Symonds
& Sampson

The Martyns House

The Square, Puddletown, Dorchester, Dorset

The Martyns House

9 The Square, Puddletown,
Dorchester, Dorset,
DT2 8SL

An elegant Grade II Listed village house with church
views, detached garage and driveway parking.



- Grade II Listed period home
- Historic village centre location
- Characterful and versatile accommodation
 - Wealth of period features
- South-west facing walled garden
 - Triple garage and workshop
 - Set within 0.27 acres

Guide Price **£615,000**

Freehold

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THE PROPERTY

A charming Grade II Listed detached period home, believed to have origins dating back several centuries, occupying a prominent position within the heart of the sought-after village of Puddletown. Originally comprising three separate properties, Martyns House has a fascinating history, having once incorporated the village post office and telephone exchange.

The property retains a wealth of period features throughout, including exposed timbers, feature fireplaces, traditional doors and original detailing, combined with generous and versatile accommodation ideally suited to modern family living. Whilst now requiring some modernisation, the property offers an excellent opportunity to enhance a home of considerable character.

ACCOMMODATION

Approached through the entrance hall, the character of the property is immediately apparent, with useful storage and the charm of the original service bells adding to its historic appeal. The elegant dining room is a delightful reception space, featuring a fireplace believed to be Queen Anne in style, timber shutters and a sash-style window overlooking the village surroundings.

The drawing room provides a cosy and characterful snug, offering a more intimate reception space with a wealth of historic charm. The room showcases the property's architectural evolution, with its raised Victorian-era ceiling height, bespoke shelving and cabinetry, and a wood-burning stove creating a warm and inviting atmosphere.

The sitting room is a generous and elegant reception room, centred around a gas-burning stove and complemented by bespoke shelving and storage. A series of glazed doors lead through to the conservatory, providing peaceful views over the secluded south-west facing gardens and allowing natural light to flow through the home.

At the heart of the home is a well-appointed kitchen/breakfast room, featuring a hand-built farmhouse-style kitchen with timber worktops, an inset twin-plate gas AGA, electric hob and space for appliances. A walk-in pantry provides excellent storage, while a further door leads through to the rear entrance and useful utility/boot room, fitted with cupboards, sink and space for a washing machine and tumble dryer. A cloakroom completes the ground floor accommodation.

The first floor provides four well-proportioned bedrooms, two with en suite shower rooms, together with a family bathroom. The principal bedroom enjoys views towards the garden and St Mary's Church, with a feature fireplace and fitted wardrobes, alongside an en suite shower room. A further bedroom also benefits from an en suite shower room.

A staircase rises to the impressive loft room/bedroom five, a characterful space featuring exposed timbers, eaves storage and natural light. The room is understood to incorporate historic ship timbers, adding further interest to this unique home.





OUTSIDE

The property is complemented by a delightful south-west facing walled garden, offering a private and peaceful setting with charming views towards the neighbouring parish church of St Mary's. Arranged over several levels, the garden is thoughtfully landscaped with a patio adjoining the house, ideal for outdoor entertaining and al fresco dining, leading to a lawned garden bordered by mature trees, established planting and rose garden. A decked seating area and hot tub area (hot tub decommissioned) provide further spaces for relaxation and entertaining.

Enclosed by attractive brick, stone and flint walls, the garden enjoys a high degree of privacy whilst retaining its attractive outlook towards the church.

A driveway provides ample off-road parking and leads to an impressive triple-length garage and workshop, extending to approximately 45ft, complete with power, lighting and an inspection pit. A carport provides additional covered parking. Planning permission was previously granted under reference WD/D/19/000064 for works including the conversion of the conservatory into an orangery and the incorporation of the outbuildings to create a downstairs shower room and utility room; however, this permission has since expired.

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///contoured.variety.baseline



SERVICES

All main services 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.
Please note that the property's thatch will require replacement in the near future.
Photographs were taken in July 2026.



The Square, Puddletown, Dorchester

Approximate Area = 3184 sq ft / 295.8 sq m

Garage = 583 sq ft / 54.1 sq m

Outbuilding = 158 sq ft / 14.6 sq m

Total = 3925 sq ft / 364.5 sq m

For identification only - Not to scale



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		
(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). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1498068



Dorchester/SXP/10.08.2026



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