Rectory Road

Piddlehinton Dorchester, DT2 7TE

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Guide Price
£575,000 Freehold

Hull Gregson Hull

Rectory Road

Piddlehinton Dorchester, DT2 7TF

- Garage
- Cloakroom
- Utility Room
- Private Mature Garden
- Two Bathrooms
- Village Location
- Air Source Heat Pump
- Spacious Accomodation
- Off Road Parking
- Useable Loft Space

There is something particularly appealing about life in a Dorset village: the changing seasons, open countryside on the doorstep and the rare opportunity to enjoy space, privacy and a genuine connection with the landscape, while remaining close to the amenities of a thriving county town.

Set within the beautiful Piddle Valley, Piddlehinton enjoys an attractive rural setting surrounded by rolling countryside and farmland. Yet Dorchester is conveniently close, providing easy access to shops, cafés, restaurants, schools, leisure facilities and transport links. It is this balance of countryside and convenience that makes the village such an appealing place to live.

Within this setting, this impressive four-bedroom detached home offers generous proportions, considerable versatility and a character that sets it apart from a conventional family house.
The accommodation has been arranged to provide a succession of substantial reception spaces, including an Art Gallery, Music Room and an impressive full-depth lounge, together with a generous kitchen/breakfast room and four well-proportioned bedrooms. The result is a home with both presence and flexibility — equally suited to entertaining, working from home, creative pursuits or simply enjoying the space and tranquillity of the setting.

A covered entrance porch opens into a welcoming reception hall, where the staircase rises to the first floor and a ground-floor cloakroom is conveniently positioned. From here, the principal reception rooms lead naturally from one to another, creating a spacious and flowing arrangement.
A particular feature of the ground floor is the Art Gallery, an unusual and elegant space that immediately gives the property a sense of individuality. Alongside it is the generous living accommodation, providing ample room for relaxation and entertaining.

The Music Room, currently arranged as a dining room, is another particularly versatile room. Its generous proportions allow it to be used according to individual requirements — whether as a formal dining room, music room, library, reading room, study or additional reception space.
The impressive lounge extends across the full depth of the house and benefits from an excellent level of natural light, with windows to the side and French doors opening directly onto the rear garden. Its generous scale and direct relationship with the garden make it particularly well suited to both relaxed everyday living and entertaining. At the rear of the property, the kitchen/breakfast room enjoys views over the garden and provides generous space for informal dining and day-to-day living. A water filtration system is an additional benefit. An adjoining utility room provides useful storage and laundry facilities, together with external access to the rear garden.

The first-floor landing leads to four well-proportioned bedrooms and two bathrooms.
The principal bedroom is an impressive double bedroom with built-in wardrobes and its own private en-suite bathroom. Bedrooms two and three are also comfortable double bedrooms, both benefiting from built-in wardrobes. Bedroom four offers considerable flexibility and could serve as a single bedroom, nursery, study or home office, depending on the requirements of the next owner.
The remaining bedrooms are served by a well-appointed family bathroom.

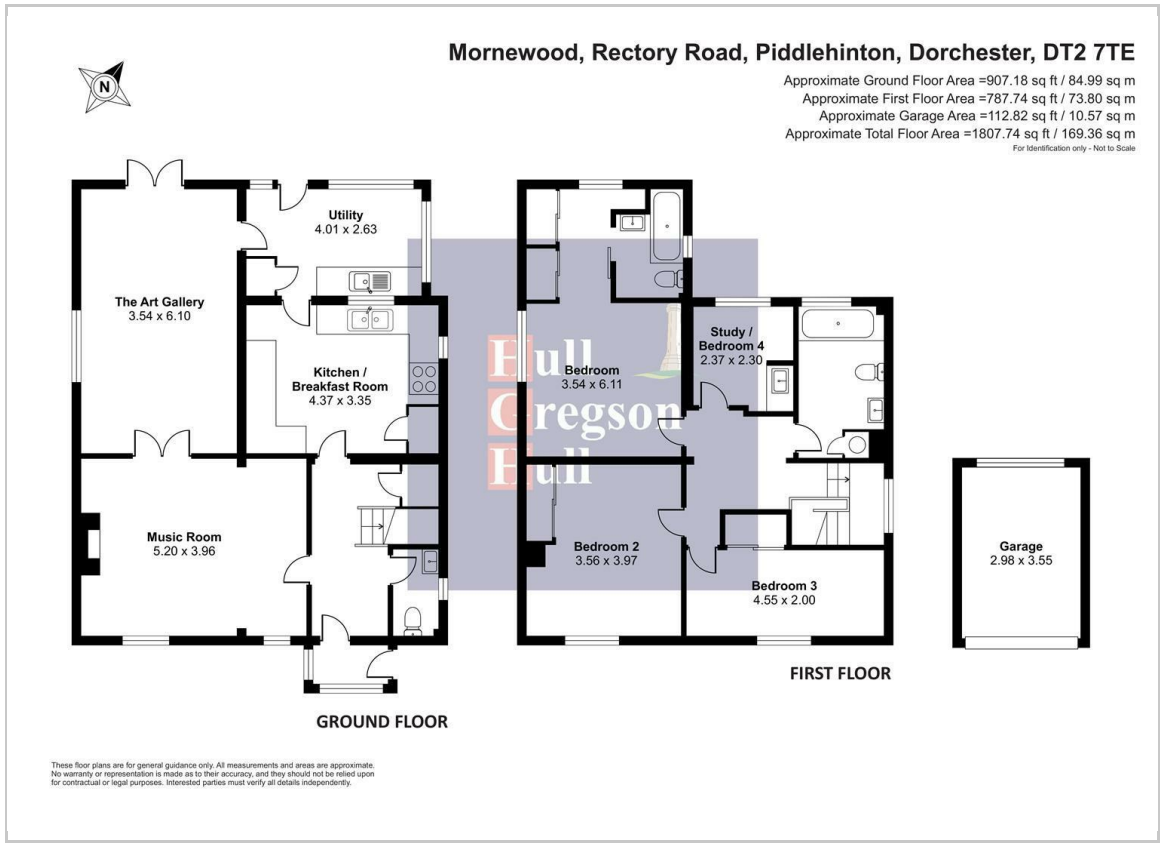
A further advantage is the property's substantial loft space, accessed via a pull-down ladder.
The loft is fully boarded and provides a considerable amount of additional storage. Its size and accessibility also offer scope for alternative uses, subject to any necessary permissions and consents.

The property is also equipped with an air source heat pump, which has improved the property's Energy Performance Certificate (EPC) rating by one band, providing a more energy-efficient heating system while retaining the character and appeal of the home.

The property is approached via a driveway providing ample off-road parking and leading to the garage. The garage benefits from kitchen cupboards and worktop, which could be used as utility space or a workshop. To the rear, the mature private garden is one of the property's particularly attractive features. Established trees, shrubs and well-stocked borders create a sense of privacy and seclusion, while providing a changing backdrop throughout the seasons.
There is space to enjoy the garden in a variety of ways — from quiet mornings outdoors to summer lunches, entertaining and relaxed evenings surrounded by established planting and the tranquillity of the setting. The garden also benefits from the property's position within the Piddle Valley, with the surrounding countryside providing an immediate sense of openness and connection to the Dorset landscape.

Piddlehinton offers the pleasures of village life without feeling isolated. The countryside surrounding the village provides an exceptional setting for walking, exploring and enjoying the outdoors, while Dorchester is close enough for the practicalities of everyday life. The county town provides a broad range of shops, cafés, restaurants, schools, leisure facilities and transport connections, making it easy to combine the tranquillity of village living with convenient access to town. For those seeking a home with space, individuality, privacy and a genuine rural setting, Piddlehinton offers a particularly attractive combination.

This is a property that can be enjoyed in many different ways: a substantial country home, a place for entertaining, a creative retreat, a comfortable base for working from home, or simply somewhere to enjoy the space and character of a mature Dorset property. The combination of its generous accommodation, unusual reception spaces, mature private garden and position within the Piddle Valley gives the house a distinctive character of its own. A spacious and individual four-bedroom detached home offering an appealing combination of country living, privacy and versatility, while remaining within easy reach of Dorchester.



The Art Gallery/Lounge
20'0" x 11'7" (6.10 x 3.54)

Music Room/Dining Room
17'0" x 12'11" (5.20 x 3.96)

Utility Room
13'1" x 8'7" (4.01 x 2.63)

Kitchen
14'4" x 10'11" (4.37 x 3.35)

Bedroom One
20'0" max x 11'7" (6.11 max x 3.54)

Ensuite

Bedroom Two
13'0" x 11'8" (3.97 x 3.56)

Bedroom Three
14'11" x 6'6" (4.55 x 2.00)

Bedroom Four
7'9" x 7'6" (2.37 x 2.30)

Bathroom

Garage
11'7" x 9'9" (3.55 x 2.98)

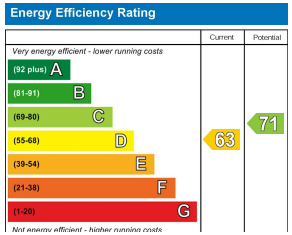
Dorchester Additional Information

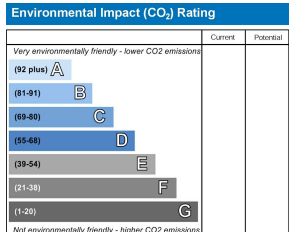
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached House
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Air Source Heat Pump
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of
representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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