



**Rectory Road**  
Piddlehinton Dorchester, DT2 7TE

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**Asking Price**  
**£625,000 Freehold**



# 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





Situated in the sought-after village of Piddlehinton, this SPACIOUS FOUR BEDROOM detached residence offers generous and VERSATILE accommodation, ideal for modern family living. Beautifully presented throughout, the property benefits from an energy-efficient AIR SOURCE HEAT PUMP, a GARAGE, OFF-ROAD PARKING, and a private, MATURE REAR GARDEN, providing a wonderful space for outdoor entertaining and relaxation.

Internally, the home features well-proportioned rooms throughout, including a welcoming entrance hall, a convenient ground floor CLOAKROOM, and spacious living accommodation. Upstairs, there are four well-sized bedrooms, with the principal bedroom enjoying the luxury of an EN-SUITE shower room, complemented by a contemporary family bathroom. The property also benefits from a substantial and highly USEABLE LOFT SPACE, offering excellent storage potential.

Combining generous living space, practical



features, and an ATTRACTIVE VILLAGE setting, this impressive home presents an excellent opportunity for families seeking a PEACEFUL COUNTRYSIDE lifestyle with modern comforts.

A covered entrance porch opens into a welcoming reception hall, where stairs rise to the first floor and there is a useful ground floor cloakroom. The hallway provides access to the principal reception rooms, creating a practical and flowing layout.

To the front of the property is the generous music room, a versatile reception space that could equally serve as a family room, playroom or home office. Opposite, the impressive lounge spans the full depth of the house, enjoying excellent natural light from windows to the side and French doors opening directly onto the rear garden, creating a wonderful space for both everyday living and entertaining.

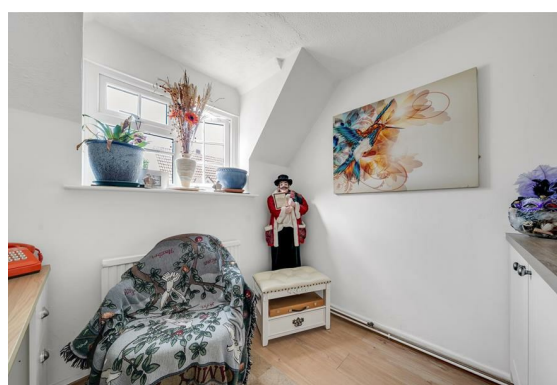
The kitchen/breakfast room is positioned to the rear of the property, overlooking the garden and offering ample space for informal dining. The added benefit of a water filter system can be enjoyed. Adjoining the kitchen is a spacious utility room with external access to the rear, providing additional storage, laundry facilities and everyday practicality.

The first-floor landing leads to four well-proportioned bedrooms and two bathrooms. The principal bedroom is an impressive double room featuring built-in wardrobes and the benefit of a private en-suite bathroom. Bedrooms two and three are also comfortable doubles, both incorporating built-in wardrobes, while bedroom four offers flexibility as either a single bedroom, nursery or home office.

The remaining bedrooms are served by a well-appointed family bathroom.

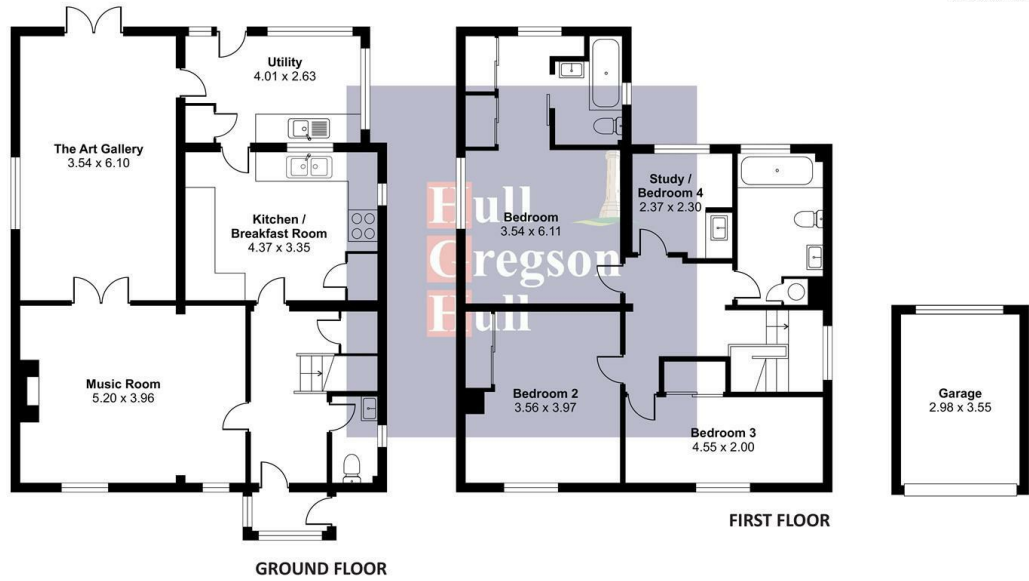
A particular advantage of the property is the substantial loft space, accessed via a pull-down ladder. Being fully boarded, it provides excellent, easily accessible storage with potential for a variety of uses, subject to any necessary consents.

Outside, the property is approached via a driveway providing ample off-road parking, leading to the garage. To the rear lies a private, mature garden, thoughtfully planted with established trees, shrubs and borders, creating an attractive and secluded setting for outdoor enjoyment. The home is further enhanced by the efficiency of an air source heat pump, providing modern, energy-efficient heating.



**Mornewood, Rectory Road, Piddlehinton, Dorchester, DT2 7TE**

Approximate Ground Floor Area =907.18 sq ft / 84.99 sq m  
 Approximate First Floor Area =787.74 sq ft / 73.80 sq m  
 Approximate Garage Area =112.82 sq ft / 10.57 sq m  
 Approximate Total Floor Area =1807.74 sq ft / 169.36 sq m  
For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.



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

**Mask 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/](http://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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(02 plus) <b>A</b>			(02 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	63	71	