



5A High Street
Dorchester | DT2 8RT



Thoughtfully designed and finished to an exceptionally high standard throughout, this grand six-bedroom, four-bathroom detached residence in Puddletown offers a rare blend of scale, luxury, and privacy on a plot of just under half an acre. The estate boasts a triple garage with a self-contained one-bedroom annex ideal for rental revenue, a spectacular open-plan kitchen featuring bespoke cabinetry and a central island bathed in light from twin lantern skylights, a hidden bar and cinema room tucked behind a secret bookcase door, a primary bedroom suite with a private balcony, and resort-style grounds complete with an outdoor swimming pool, garden pavilion, outdoor kitchen, and pool bar.





KEY FEATURES

- *Over 4,400 sq ft of exceptional accommodation*
- *Six double bedrooms, including two on the ground floor*
- *Spectacular open-plan kitchen, dining and family room*
- *Secret bookcase entrance to the hidden cocktail bar and cinema room*
- *Elegant sitting room with adjoining snug*
- *Superb principal suite with dressing area, en-suite and private balcony*
- *Self-contained annex ideal for guests or multi-generational living*
- *Heated swimming pool, covered outdoor kitchen and Scandinavian-style BBQ cabin*
- *Triple garage, games room, workshop, office and extensive ancillary accommodation*
- *Beautifully landscaped gardens in the heart of the sought-after village of Puddletown*



Approached via a long, private driveway that opens into a substantial arrival forecourt, the home immediately commands attention. Positioned alongside the forecourt is the triple garage with its self-contained annex above, offering fantastic additional accommodation for guest stays or income potential.

An impressive set of stairs leads up to the principal front door. Upon entering, you are welcomed by a light and remarkably spacious reception hallway, complete with a cloakroom conveniently positioned to your right.

Moving further through the hallway, to your left lies the first ground-floor bedroom, which benefits from its own private en-suite shower room. To the right of the hallway is a full ground-floor bathroom, positioned alongside the second ground-floor bedroom, currently set up as an ideal home office.

The hallway leads seamlessly into the heart of the home, where an extraordinary open-plan kitchen and dining area serves as the ultimate gathering space. Finished to an uncompromising standard, this impressive, light-filled room features premium luxury fittings, refined architectural design details, and striking bespoke cabinetry. At the center sits a large island unit—perfect for informal dining and entertaining—while twin lantern skylights overhead flood the entire space with natural light. Discreetly tucked away off



the kitchen, behind a hidden bookcase door, lies a private bar and cinema room—providing a wonderful, unexpected space for evening hosting.

To the left of the kitchen is the principal living room, anchored by a warm wood-burning stove and flowing gently into an adjoining snug, perfect for cozying up in the evenings.

Returning to the hallway, a staircase ascends to the top floor, where the remaining four bedrooms are located. Positioned to the right of the landing is the primary bedroom suite, featuring fitted wardrobes, a luxurious en-suite bath and shower room, and private doors leading out onto a balcony with elevated views across the rear garden.

To the left of the top floor, a family bathroom serves three additional light-filled bedrooms, ensuring ample space and convenience for family and guests alike.

Stepping outside, the garden features the large swimming pool accompanied by the garden pavilion, alongside a bespoke outbuilding positioned at the top of the grounds. This functions as a dedicated pool room and bar, complete with undercover lounge seating and an outdoor kitchen for summer hosting.

Puddletown is a charming and historic Dorset village, best known for its connections to Thomas Hardy, who based his fictional village of Weatherbury on the area.

Surrounded by beautiful countryside, the village offers a welcoming community, a range of local amenities including shops, a pub and a primary school, along with excellent access to Dorchester, Blandford Forum and the Jurassic Coast. Combining rural tranquillity with everyday convenience, Puddletown is a highly desirable place to call home.

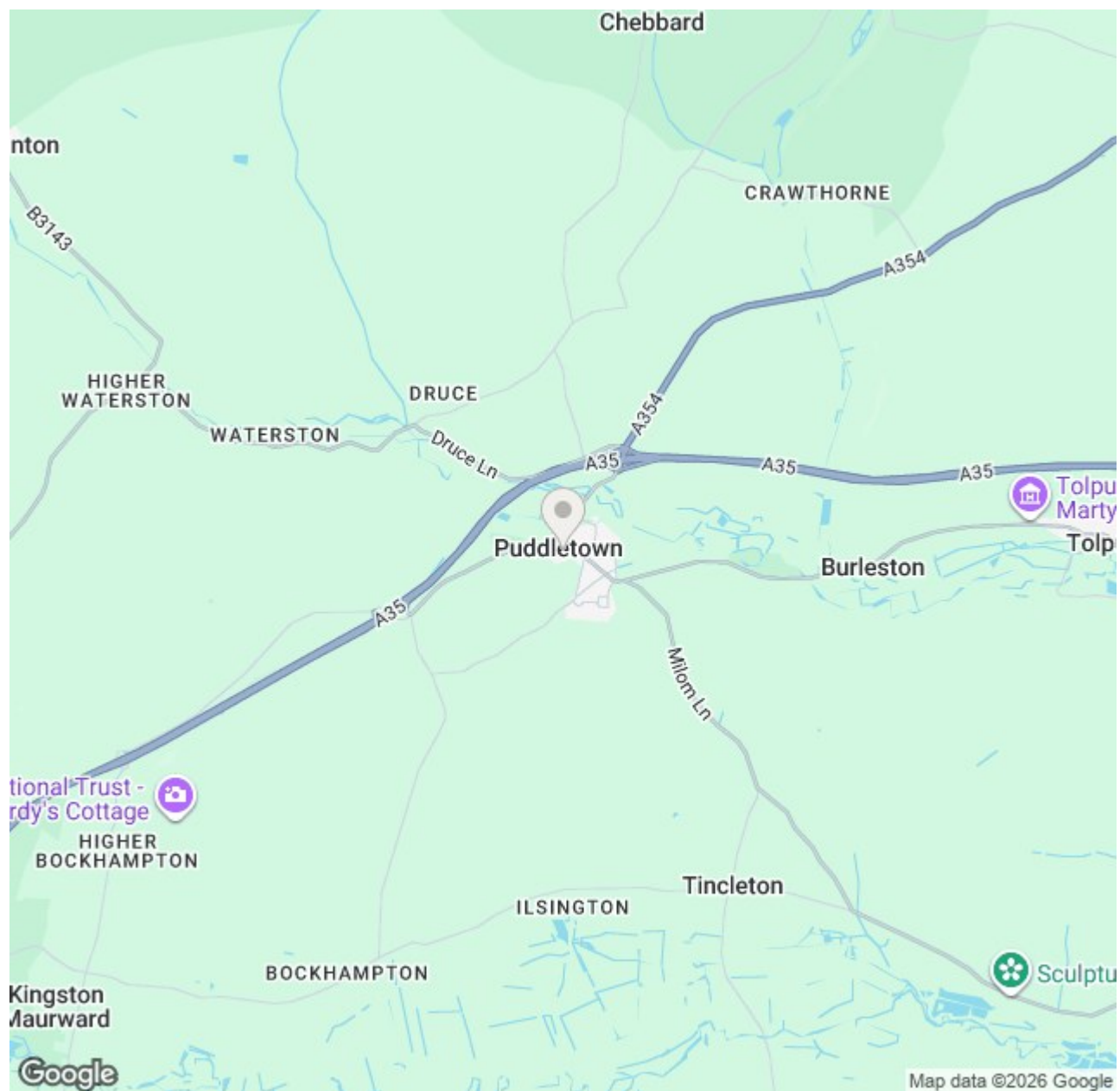




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

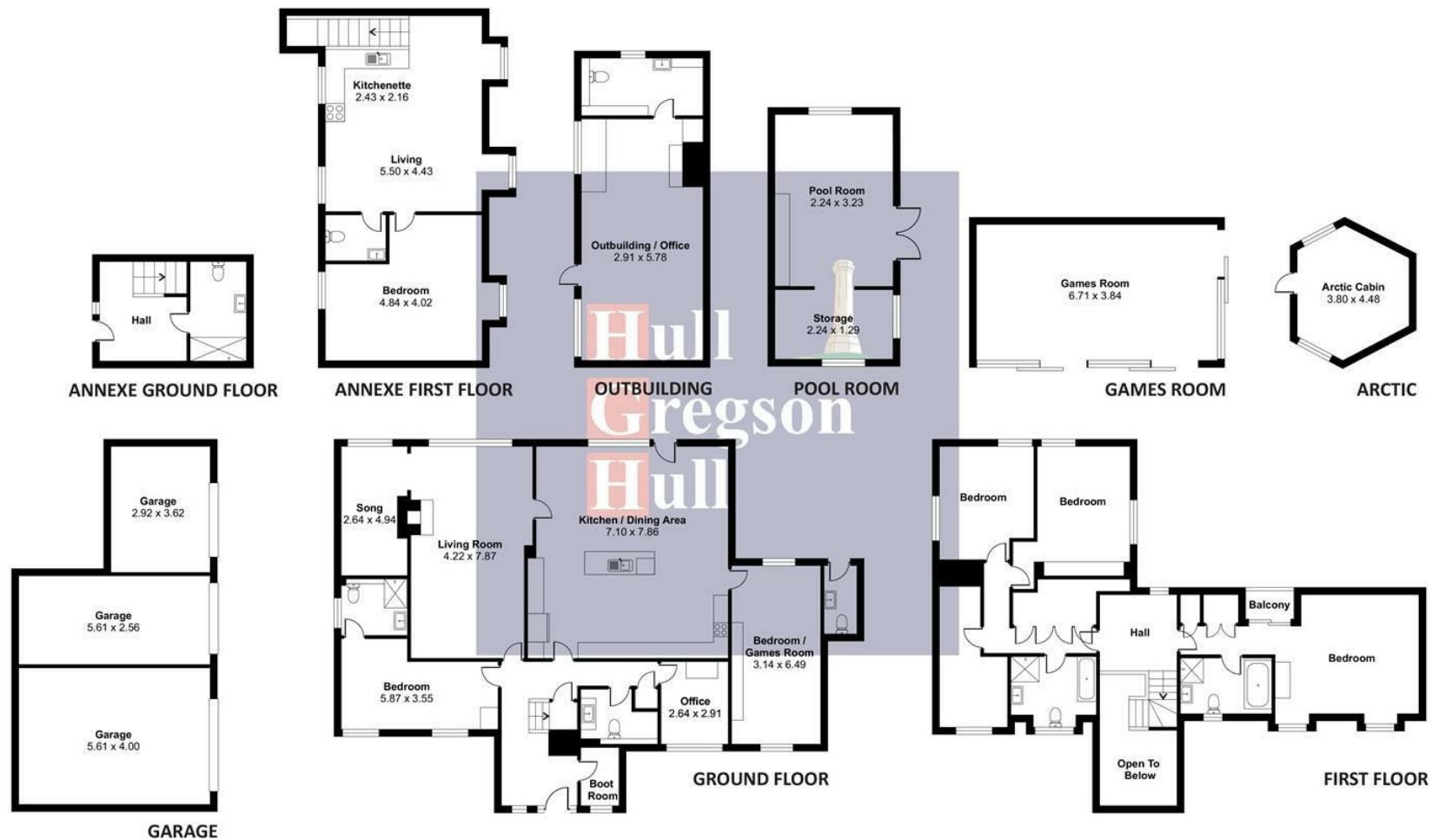




High Street, Puddletown, DT2 8RT

Approximate Area = 4429.71 sq ft / 415 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.