



Longpuddle House
Piddletrenthide
£610,000 Price Guide



Found in the highly desirable Piddle Valley village of Piddletrenthide, nestled in an area of outstanding natural beauty, and on the curtilage of a conservation area, is this impressive and beautifully presented detached family home, offering a bright and spacious layout arranged over two floors. The ground floor provides an expansive entrance hall, a triple-aspect sitting room with a wood-burning stove, a bespoke kitchen that is served by a useful utility room, and a bright conservatory with direct outdoor access. Upstairs, the property features a triple-aspect primary bedroom with its own private en-suite shower room, two further well-proportioned double bedrooms, and a beautifully presented, modern bathroom. Externally, the home is completed by a large, private rear lawn, a paved entertaining patio, and a driveway with parking space for four to five vehicles. EPC rating TBC.

Piddletrenthide is a quintessentially English village nestled in the picturesque Piddle Valley of Dorset, its unusual name deriving from its position on the River Piddle and its historical assessment of thirty hides in the Domesday Book. The village and neighbouring village, Piddlehinton, offers amenities including charming pubs providing dining and accommodation and a new farm shop. For more comprehensive services and entertainment, the nearby county town of Dorchester is located just eight miles to the south. The beautiful Dorset Downs surround the area, placing it within the Dorset Area of Outstanding Natural Beauty (AONB), offering excellent opportunities for walking and exploring the countryside, including the nearby village of Cerne Abbas with its famous giant chalk figure, and the literary connections to Thomas Hardy's birthplace.



On approaching the home, a traditional five-bar wooden gate opens onto an expansive driveway, providing ample parking and excellent privacy. The charming stone frontage makes a striking first impression, beautifully framed by a mature climbing wisteria draped over the entrance porch, where characterful double timber front doors provide access to the home. You are welcomed into an expansive entrance hall, where character and charm set the tone, featuring an impressive open staircase rising to the first floor. The heart of the home lies in the bespoke kitchen, which balances country charm with everyday practicality. Crafted with wooden cabinetry and premium solid wood worktops, this space comes complete with a classic Rangemaster cooker, an integrated dishwasher, a double Belfast sink and a dedicated larder cupboard, all beautifully illuminated by display and under-cabinet lighting and complemented by high-quality tiled flooring. The kitchen also benefits from a utility area, equipped with an additional Belfast sink and housing the water softener unit. Adjacent is the triple-aspect reception room, offering a bright yet cosy retreat, anchored by a recessed wood-burning stove and enhanced by decorative wall features. Patio doors open seamlessly into the conservatory, which is a wonderful addition to the home, featuring a solid roof with a central glazed panel that floods the space with natural light while providing lovely views over the rear grounds. From here, double French doors provide effortless access to the outdoor terrace, making it ideal for indoor-outdoor entertaining. Moving upstairs, the first floor offers three beautifully finished bedrooms. The triple-aspect principal bedroom leads through to a luxurious en-suite shower room featuring a double walk-in shower, and further benefits from fitted wardrobes. There are two additional well-proportioned double bedrooms, one positioned at the front of the property and the other at the rear, both served by a luxurious family bathroom. Beautifully appointed, the bathroom features a classic claw-foot bath, a W/C and a vanity wash hand basin, complemented by inset lighting and attractive wooden flooring. Excellent storage solutions on the landing completes the accommodation.

The external spaces have been thoughtfully designed to maximise the property's peaceful village setting. Immediately adjoining the house is a spacious paved patio, ideal for al fresco dining, which extends onto the large private rear garden. Predominantly laid to lawn, the garden provides a serene backdrop to this exceptional home.

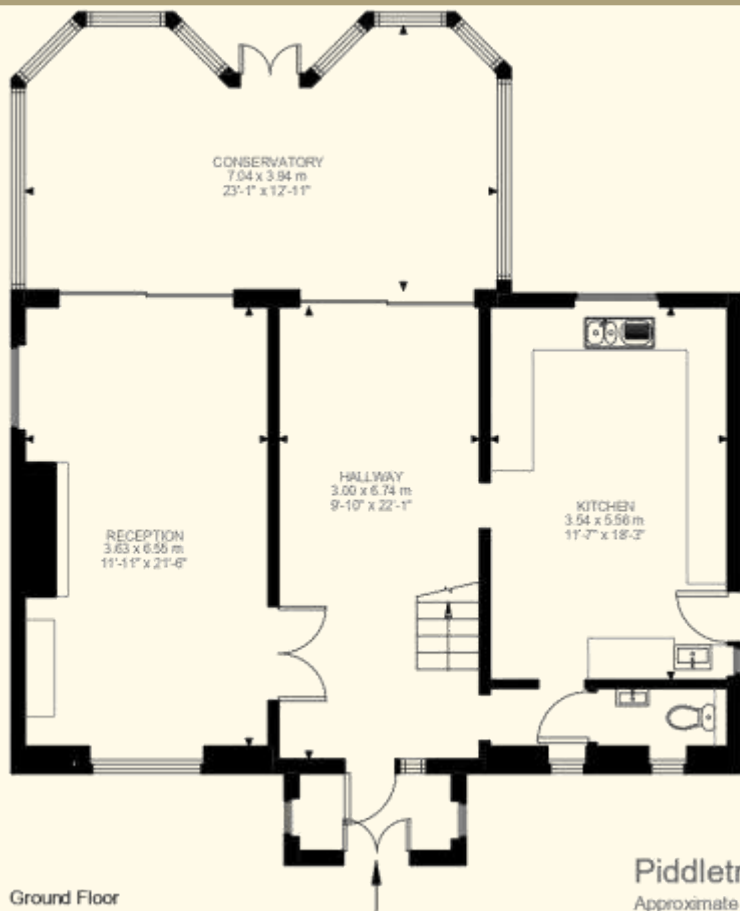
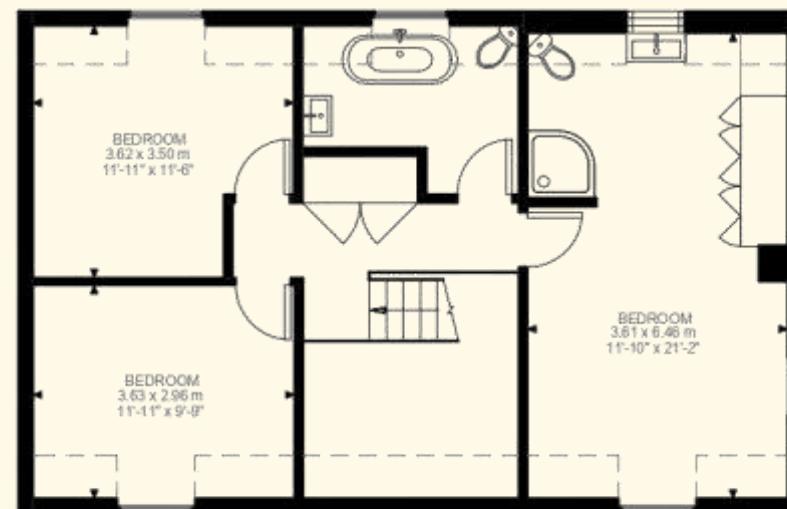


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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.



First Floor
742 ft²

Ground Floor
1092 ft²

Piddletrenthide, DT2
Approximate Gross Internal Area
170.40 SQ.M / 1834 SQ.FT

Agents Notes:

We are advised that there is a right of way over a neighbouring strip of land for additional access to the rear garden.
We are advised that residents share the cost of maintaining the lane at approx. £120 every two years.

Services:

Mains electricity, water and drainage are connected.
Oil central heating and a wood burning stove.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Council Tax Band E.

Broadband:

At the time of the listing, standard and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

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-land-tax/#/intro>