

Symonds
& Sampson

2 Denches Cottages

Piddlehinton, Dorchester, Dorset

2 Denches Cottages

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

Charming thatched cottage with river frontage,
landscaped gardens & double carport in sought-after
Piddlehinton.



- Charming semi-detached cottage
 - Picturesque riverside setting
 - Three bedrooms
 - En suite shower room
 - Two reception rooms
- Beautifully landscaped front and rear cottage gardens
 - Double carport
 - No forward chain

Guide Price **£395,000**

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

Occupying an idyllic position, Denches Cottage is a charming semi-detached home enjoying an picturesque setting, with the gentle waters of the River Piddle meandering along the front boundary. Surrounded by mature trees, attractive cottage gardens and the characterful architecture, the property offers a rare opportunity to acquire a quintessential Dorset cottage in a truly enchanting location.

Approached via the village lane, the cottage presents beautifully beneath its traditional thatched roof. The river frontage creates an ever-changing backdrop throughout the seasons, lending a sense of tranquillity and connection to the surrounding countryside.

Internally, the accommodation extends to approximately 1,060 sq ft and is arranged over two floors. The sitting room is a particularly attractive space, enjoying generous proportions and pleasant views across the gardens and river beyond. The dining room is to the front of the cottage, linking naturally to the kitchen, which is fitted with a range of floor and wall mounted units. A useful cloakroom completes the ground floor accommodation.

The first floor has three well-proportioned bedrooms, all enjoying a peaceful outlook and a family bathroom. The principal bedroom has an en suite shower room.

OUTSIDE

The setting is undoubtedly one of the property's defining features. The cottage front garden gently slope towards the River Piddle, Mature shrubs, established planting and specimen trees provide colour, privacy and seasonal interest, whilst the sound of the river contributes to the calm and relaxing atmosphere.

To the rear, the property benefits from a beautifully maintained cottage garden, thoughtfully landscaped to provide an attractive yet low-maintenance outdoor space. Decorative gravel pathways weave through well-stocked borders and ornamental planting.

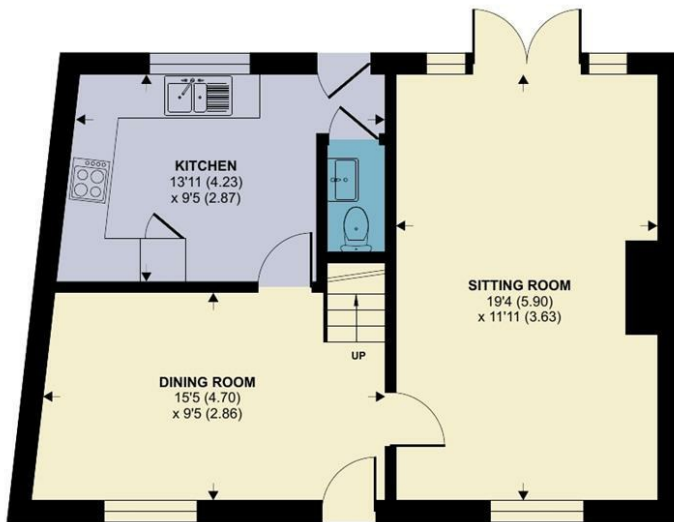
There is also a double carport, providing covered parking for two vehicles together with useful storage space.



Rectory Road, Piddlehinton, Dorchester

Approximate Area = 1060 sq ft / 98.4 sq m

For identification only - Not to scale

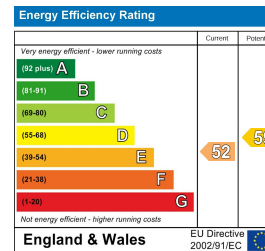


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1466469



SITUATION

Piddlehinton has an active community, parish church, village hall and The Thimble Inn. The nearby village of Piddletrenthide has a shop and a well regarded modern first school. The county town of Dorchester is about five miles to the south with an excellent range of shops, schools, restaurants and the County Hospital. The abbey town of Sherborne and the regional centre of Yeovil are about fifteen and nineteen miles respectively.

Communications are good with rail links from Dorchester to London Waterloo and Bristol Temple Meads. Both Sherborne and Yeovil are on the London Exeter line. The A35 provides access to the A31 and thence the M27/M3 to London and to the west.

There are a variety of sporting facilities and leisure pursuits including golf at Dorchester (Came Down), Sherborne and Yeovil. Sailing and water sports along the coast. The Dorset Jurassic coastline has been accorded World Heritage status. There is excellent walking and riding in the vicinity over the surrounding glorious rolling countryside.

DIRECTIONS

what3words///blanking.each.deciding

SERVICES

Mains electricity, water and drainage are connected.
Oil fired central heating.

Broadband - Ultrafast 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: C (Dorset Council - 01305 251010)

MATERIAL INFORMATION

The property is found within a conservation area

We are informed by the vendor that the property has never flooded.

The photos were taken in May 2026.

Dorchester/ATR/13.07.2026



01305 261008

dorchester@symondssandsampson.co.uk
Symonds & Sampson LLP
9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset DT1 1QR



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT