



Drood Cottage Rectory Lane, Dorchester, DT2 9BW

A beautifully presented cottage with a large detached garden in a popular village location. Benefitting from two reception rooms, a spacious kitchen and two bathrooms, this property is not to be missed! Council tax band: TBC. Energy rating: E



THE PROPERTY

Set in the picturesque village of Puncknowle, just a few miles from Dorset's stunning Jurassic Coast, Drood Cottage is a beautifully presented attached period home believed to date from the mid-19th century. Constructed from local stone under a slate roof, the cottage combines traditional character with high-quality modern finishes.

Over recent years, the property has undergone an extensive programme of refurbishment and sympathetic extension, creating exceptionally comfortable and stylish accommodation. Character features include sash-style windows with window seats, original pine doors, and attractive fireplaces, all enhancing the cottage's period charm.

The property benefits from oil-fired central heating via a modern combi boiler, and a well-appointed kitchen fitted with a tiled floor and quality appliances including a Rangemaster cooker with matching hood, integrated dishwasher, washing machine, and integrated fridge and freezer. The bathrooms and shower rooms are finished to a contemporary standard.

The property comprises on the ground floor, a welcoming entrance hall leads to a charming living room with working fireplace and a separate dining room with a feature fireplace, both full of character. The kitchen is fitted with high-quality appliances and finishes with a door that opens to a rear lobby with access to a convenient cloakroom.

On the first floor, the landing provides access to the principal bedroom with en-suite bathroom, alongside two further bedrooms served by a stylish Jack-and-Jill shower room shared between bedrooms two and three.

OUTSIDE

To the front, the cottage is set back from the lane with hardstanding providing parking for one to two vehicles. At the rear, a west-facing stone courtyard offers a sunny, sheltered space with an external store. A nearby pedestrian path leads to a large, well-stocked secluded garden detached from the property, featuring established trees, shrubs, and a substantial stone wall, providing a private and tranquil outdoor retreat.

INFORMATION

Heating Type: Oil Fired Central Heating

Broadband: Standard & Superfast may be available (Check Ofcom Data)

Mobile phone coverage: Network coverage good with major most major networks (Ofcom Data)

Council Tax Band: Currently not registered for Council Tax due to Holiday Letting.

EPC Rating: E (40)

Mains electricity, water and mains drainage.

RENT £1550.00 PCM

HOLDING DEPOSIT £357.69 (equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance. Note - the holding deposit is non – refundable, should you as a prospective tenant pull out of a tenancy prior to its commencement once referencing has been carried out, or give false or misleading information once referencing has been submitted.

TOTAL FEES

£1550.00 Rent in Advance

£1788.46 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

VIEWINGS

Strictly by appointment only



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		40	
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements