HILLSIDE FARM
PIDDLETRENTHIDE • DORCHESTER • DORSET • DT2 7RD

RARE OPPORTUNITY TO PURCHASE A RING FENCED PROPERTY SET WITHIN ABOUT 11.5 ACRES IN AN IDYLLIC LOCATION WITH FAR REACHING VIEWS NEAR THIS EVER POPULAR VILLAGE IN THE PIDDLE VALLEY.

ACCOMMODATION

Entrance hall • Sitting room • Kitchen/dining room • Utility • Family bathroom • Three bedrooms • Large boarded loft area
Barn • Range of lovely outbuildings • Gardens • About 11.5 acres
**DESCRIPTION**

Hillside Farm occupies a stunning position set within about 11.5 acres in a tranquil location outside the popular village of Piddletrenthide. The bungalow built 60 years ago for the present owners is of brick construction under a tile roof. The living accommodation at the property is currently on one level with the opportunity to extend into the large roof space to create extra living space, subject to the necessary consents.

The existing accommodation comprises: entrance hall, sitting room, kitchen/dining room, utility, family bathroom, three bedrooms and large attic area. Features include an open fire with tile surround in the sitting room, an oil fired AGA in the kitchen, electric night storage heating.

**SITUATION**

Hillside Farm is located on the edge of this thriving Dorset village which has amenities including two public houses, village stores and a popular primary school rated outstanding by OFSTED. The nearby villages of Piddlehinton, Buckland Newton and Cerne Abbas with its famous chalk giant are also within easy reach. The towns of Dorchester, Sherborne and Poole all provide an excellent variety of shopping, educational and recreational facilities. Communications in the area include the A35 and A31 at Bere Regis and mainline railway stations are available at Sherborne and Dorchester, both of which have services to London Waterloo. Sporting facilities in the area include golf at Sherborne, Blandford and Dorchester, horse racing at Wincanton, Exeter and Bath and numerous water sports can be enjoyed along the Jurassic coastline to the south at Poole Harbour and Weymouth Bay. The area is also well served by excellent state schools at Sherborne and Dorchester and independent schools include Milton Abbey, Sherborne School for Boys, Sherborne School for Girls, Leweston, Bryanston and Canford.

**OUTSIDE**

A long driveway leads to the property culminating in a grass turning circle outside the house where there is also access to parking. The land at Hillside Farm extends to about 11.5 acres divided into separate fields bordered by mature hedging and there is also access to water in each enclosure. Immediately surrounding the house are two areas of garden, both front and back and on the southern side a smaller enclosure is planted with fruit trees. The house sits centrally within this ring fenced holding from which there are also wonderful distant views over the surrounding hills and countryside.
ACCOMMODATION
Please see floor plans.

DIRECTIONS (DT2 7RD)
From Dorchester, head north on the B3143. Proceed through Piddlehinton and into Piddletrenthide. Pass The Piddle Inn on the left and take the next turning on the right hand side. Continue up the hill and Hillside Farm is first turning on the right.

SERVICES
Mains water, electricity, oil fired Aga, electric night storage heater. Private drainage.

AGENTS NOTE:
A footpath runs along boundary of property.
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