

# Muston Manor Cottage



If using a phone or  
tablet, please  
rotate screen

Piddlehinton, Dorchester  
Dorset, DT2 7SY

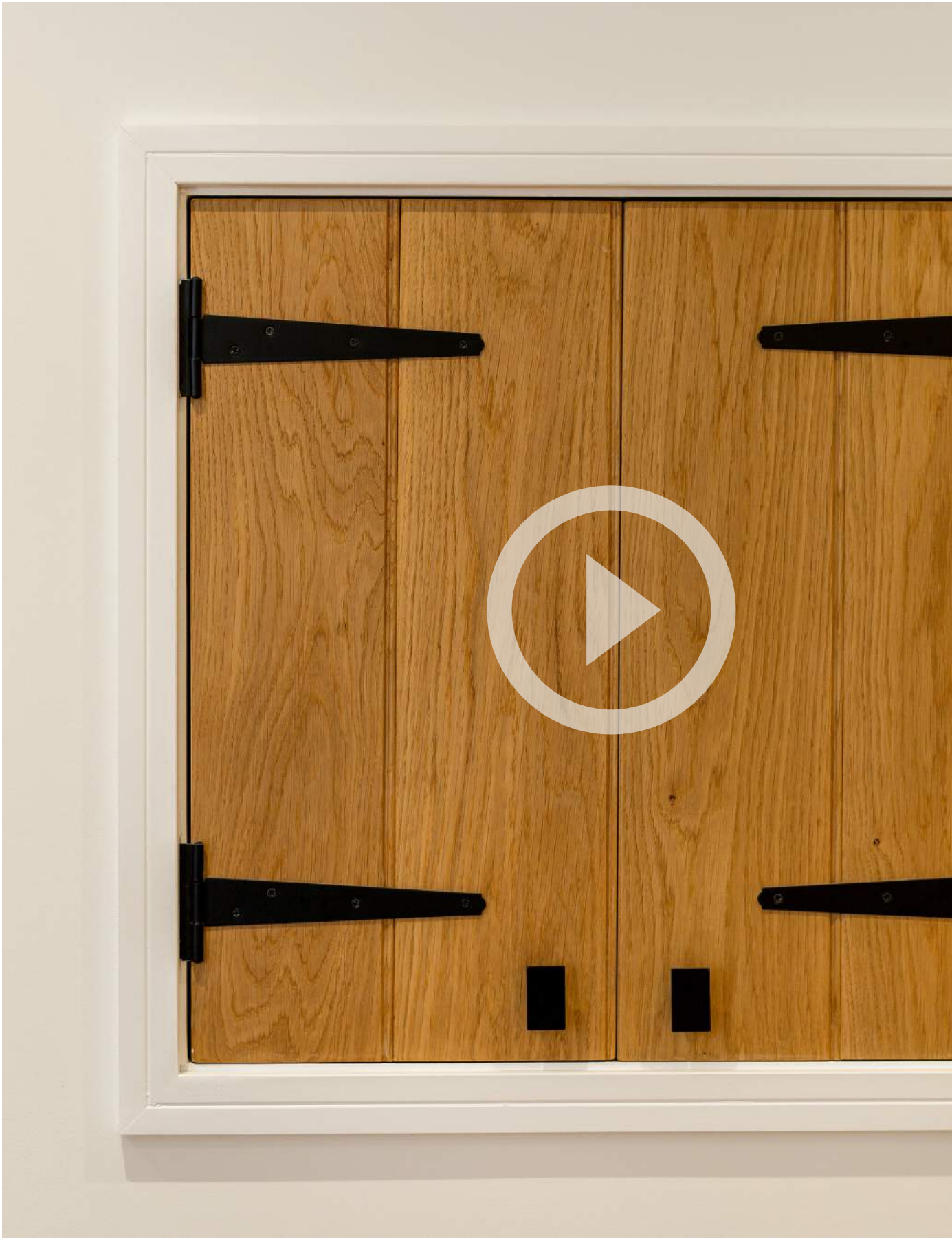
50°45'48.9"N 2°23'39.7"W  
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THE  
COUNTRY  
HOUSE  
DEPT.







## ABOUT THIS HOUSE



**M**uston Manor Cottage lies to the south of the Piddlehinton nestled in the beautiful Piddle Valley. The house, provides excellent, versatile and well-proportioned family accommodation with an exceptional finish throughout, having undergone a substantial renovation over the last two years. Originally dating back to the 18th Century the property retains a huge amount of charm with attractive brick and flint elevations under a pitched slate roof. The ground floor offers generous reception rooms comprising an entrance hall with staircase rising to first floor landing and doors to a study and snug with original windows overlooking the gardens to the front of the property.





Please note that the furniture in this image has been virtually staged

**T**he kitchen/breakfast room, is a superb space for relaxed family living especially with the attached sitting room. There is a boot/utility room and cloakroom all located on the ground floor.

On the first floor a landing leads to an impressive principal bedroom suite with views over the gardens and an en-suite bathroom. A further four bedrooms (one en-suite) lead off the landing as well as a family bathroom.

Muston Manor Cottage is approached along a private lane, through the farm, which leads onto a gravelled private drive. Located to the side of the house is a 4 bay oak framed car port with additional enclosed garage. Adjoining that is a single storey extension currently used as a home office.

The Gardens are mainly laid to lawn and wrap around the property offering privacy and security. At the rear of the house is a large terrace ideal for outside entertaining. Adjoining the gardens is a level paddock running down to the river Piddle and wonderful views of the surrounding countryside can be enjoyed from almost every aspect of the garden.

5



4



3



**SERVICES**

Mains water and electricity. Private drainage.  
Oil fired central heating

**EPC**

E

**COUNCIL TAX**

E

**LOCAL AUTHORITY**

West Dorset Council











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## ABOUT THIS AREA

**T**he charming villages of Piddlehinton and Piddletrenthide derive their extraordinary name from the river on which they sit – the Piddle. Piddlehinton is a delightful village in which to wander, full of picturesque, thatched cottages and a charming location from which to explore some of England’s best countryside. The village boasts a thriving public house – The Thimble Inn.

Piddletrenthide is the larger of the two villages and has many 17th and 18th century banded flint and brick/stone cottages, a village shop and a highly regarded school with iron gates from the tomb of Lady Margaret Beaufort in Westminster Abbey.

Dorchester lies just over 5 miles to the south, on the banks of the river Frome, where there are a wide range of shops, and restaurants as well as the county hospital and a mainline railway station to London Waterloo.

Dorset is renowned for its excellent selection of schools and is well served for both state and private schools.

### TOWNS & TRAIN STATIONS

Piddlehinton 1 mile  
Dorchester 5.8 miles  
Weymouth 14.2 miles  
Sherborne 15 miles  
Blandford Forum 16.2 miles  
London Waterloo from 160 mins

### LOCAL

The Thimble Inn, Piddlehinton  
The Brace of Pheasants, Plush  
The Fox Inn, Ansty



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50°45'48.9"N 2°23'39.7"W



**E**xceptional finish throughout, having undergone a substantial renovation over the last two years.







AFTER





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50°45'48.9"N 2°23'39.7"W



**N**estled in the beautiful Piddle Valley. The house, provides excellent, versatile and well-proportioned family accommodation









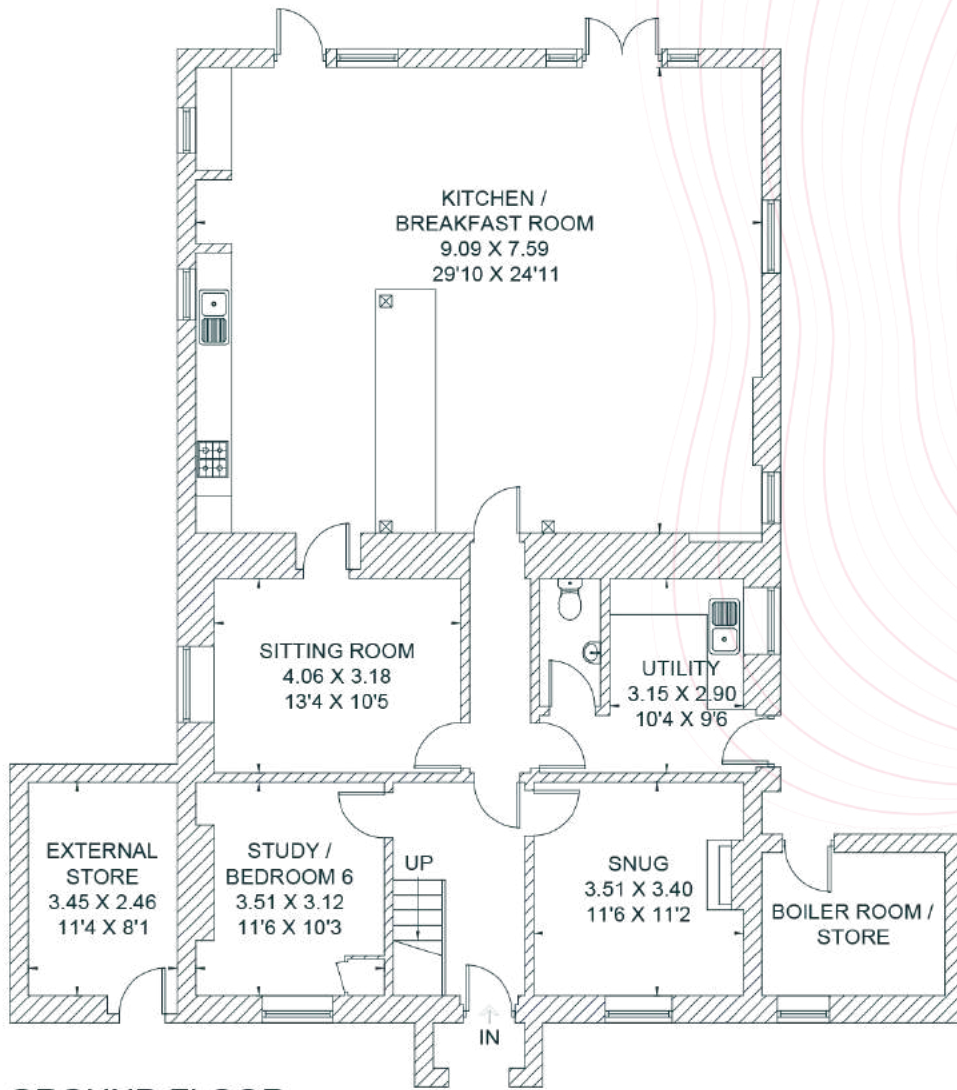




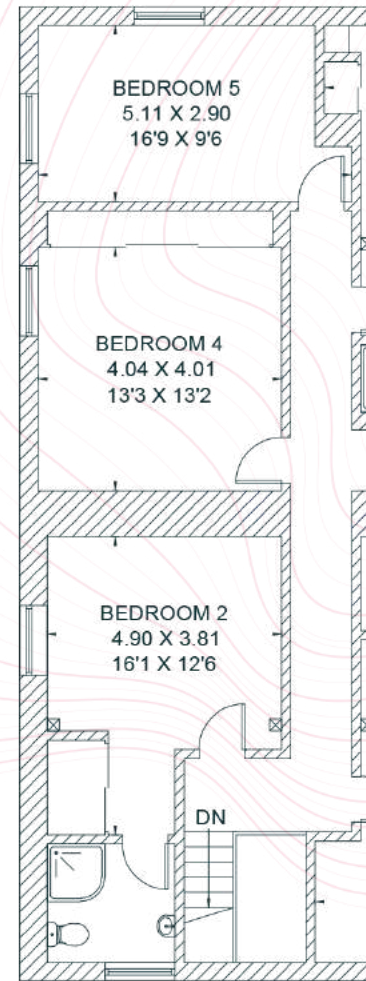




# FLOORPLAN



GROUND FLOOR

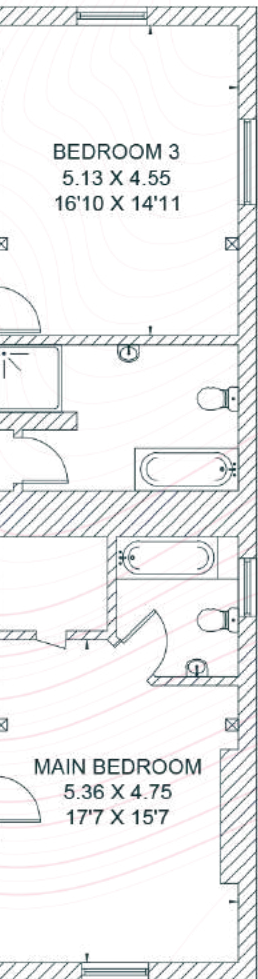


FIRST FLOOR

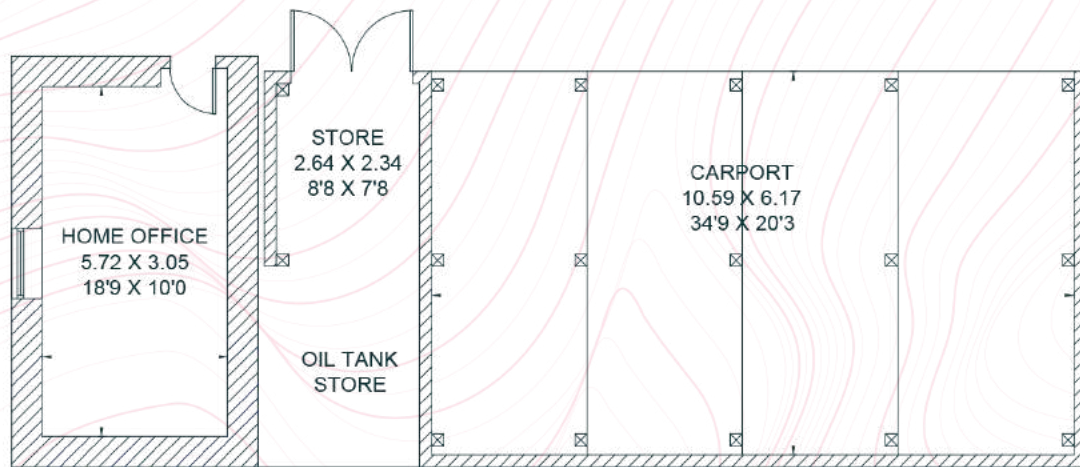
**Total - 382 sq m / 4,111 sq ft | Main House - 292 sq m / 3,141 sq ft**

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### OUTBUILDING

(Not Shown In Actual Location / Orientation)

| **Outbuildings** - 18 sq m / 191 sq ft | **Carport** - 72 sq m / 779 sq ft

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## ABOUT US



The Country House Department Limited  
John Eccles House  
Robert Robinson Avenue  
Oxford, OX4 4GP



01865 338 300  
[info@thecountryhousedepartment.com](mailto:info@thecountryhousedepartment.com)  
[thecountryhousedepartment.com](http://thecountryhousedepartment.com)

THE  
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51°42'58.9"N 1°12'54.6"W