

Symonds  
& Sampson



Dunelm

Puddledock Lane, Sutton Poyntz, Weymouth, Dorset



# Dunelm

Puddledock Lane  
Sutton Poyntz  
Weymouth  
Dorset DT3 6LZ



- An extended family home with country views
- Situated in a quiet lane within a much coveted village
  - Close to the country and coast
- Stunning open plan kitchen, breakfast and family room
  - Two reception rooms and study
  - Four bedrooms and two bathrooms
    - Ample parking
- Landscaped garden with Summerhouse and studio

Guide Price £950,000

Freehold

Poundbury Sales  
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## THE PROPERTY

Dunelm is a stunning home in a quiet lane within the highly sought-after village of Sutton Poyntz. Nestled in a picturesque setting, this exceptional property offers the ideal blend of coastal and country living, being just moments away from the beautiful Dorset coast and within a village surrounded by open countryside, including scenic walks over the famous White Horse and Osmington Hill.

## ACCOMMODATION

The accommodation has been thoughtfully designed to provide a well-appointed, stylish interior. The entrance hall leads to a dining room, cosy sitting room with a charming wood burner, and a separate study. The heart of the home is the stunning open-plan kitchen, breakfast, and family room, featuring full-length glazed doors that open onto the garden and offer views of the surrounding fields. Additional spaces include a utility room and a cloakroom. On the first floor, the principal suite is a luxurious retreat, complete with an ensuite shower room, a walk-in wardrobe, and double doors with Juliet balcony, perfect for enjoying the peaceful countryside views. There are three more double bedrooms and a beautifully appointed family bathroom.







## OUTSIDE

The exterior boasts ample parking at the front and a landscaped garden at the rear. There are seating areas, ideal for outdoor dining and relaxation, along with a charming timber summer house, a workshop, and a garden studio, providing versatile spaces for a range of activities.

## SITUATION

This charming village is nestled below the chalk downs and is about 3 miles to the north-east of Weymouth. Within

the village is a picturesque duck pond, a pub/restaurant and access to some lovely walks across the surrounding hills. The Mill House and Sutton Mill were both used by Thomas Hardy in his novel 'The Trumpet Major' as the setting for Overcombe.

Sutton Poyntz is a designated conservation area and an Area of Outstanding Natural Beauty. The nearby Preston area is well served with a wide range of amenities; including doctor's surgery, chemist, hairdressers,

delicatessen, general store and a small supermarket. There are also two public houses and a Church.

The County Town of Dorchester is about 4 miles away and offers a comprehensive range of shops as well as cultural, recreational and educational facilities. The coastal resort of Weymouth provides the opportunity to enjoy a range of sailing and water sport activities, with beaches and walks along the Jurassic Coastline. Both Weymouth and Dorchester also provide main line rail links to London Waterloo and Bristol Temple Meads.





### DIRECTIONS

What3words:///glazed.accpaim.tenure

### SERVICES

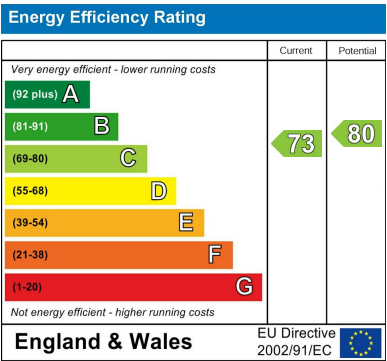
Mains gas, electric, water and drainage. Gas central heating system.

Broadband: Superfast is available in the area. Highest download speed 80 Mbps  
Mobile Phone: Network coverage is

reported to be likely indoors and out  
(Information from  
<https://www.ofcom.org.uk>)

Local Authority Dorset Council 01305 251010

Council Tax Band F



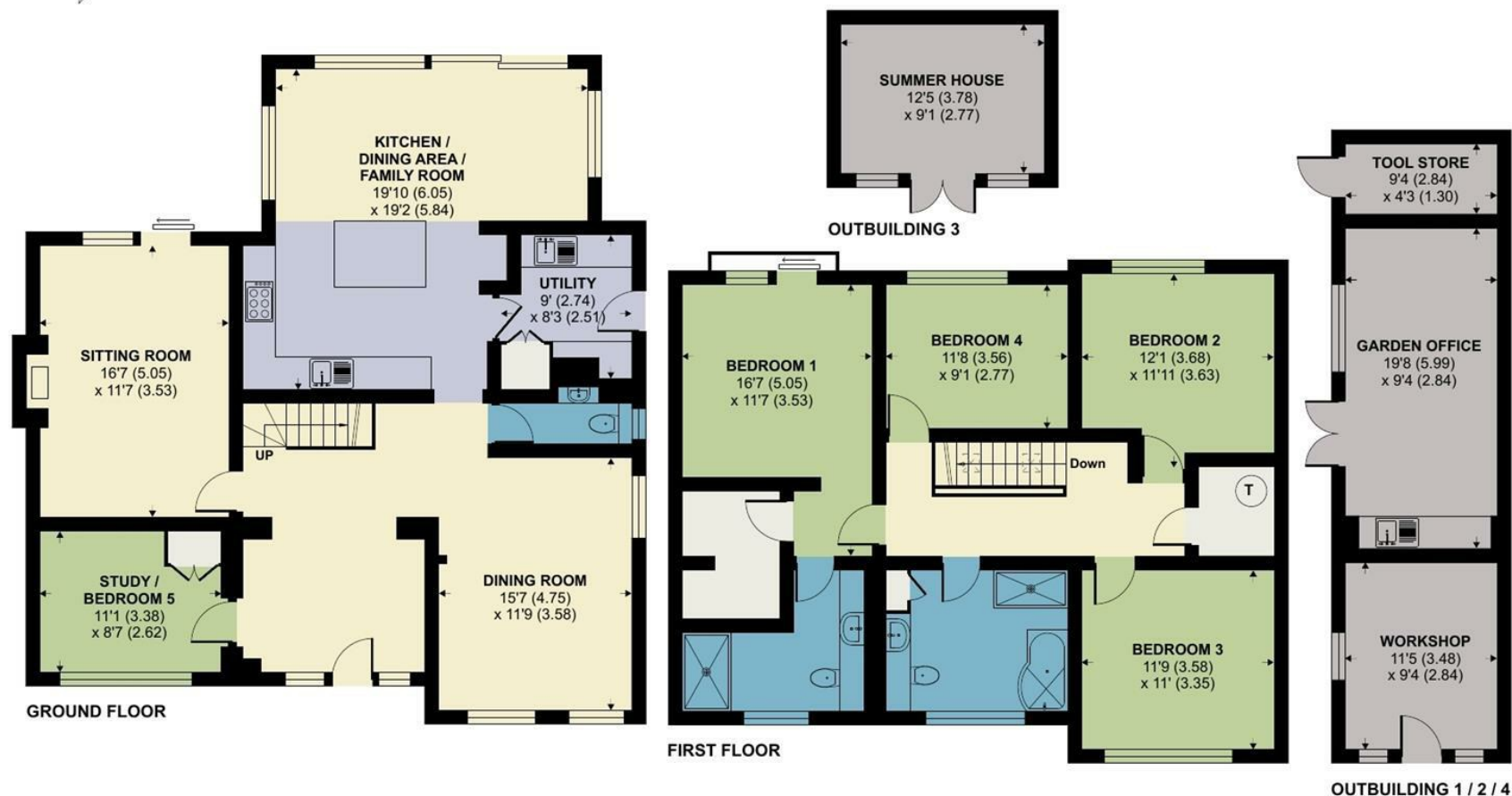
# Sutton Poyntz, Weymouth

Approximate Area = 2177 sq ft / 202.2 sq m

Outbuildings = 446 sq ft / 41.4 sq m

Total = 2623 sq ft / 243.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1204628



Poundbury/JS/07.11.24



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