

Symonds
& Sampson

Sutton Lodge

Puddledock Lane, Sutton Poyntz, Weymouth, Dorset

Sutton Lodge

Puddledock Lane
Sutton Poyntz Weymouth
Dorset DT3 6LZ

A very attractive and immaculately presented Grade II Listed period semi detached house delightfully situated in the highly sought after village of Sutton Poyntz.



- Grade II Listed Georgian period cottage
- Sought after location in Sutton Poyntz
- Host of elegant features typical of its age and type
- Beautifully presented accommodation with Farrow and Ball paintwork
 - Hand made kitchen with limestone flooring
 - Delightful south facing gardens
- Extensive off road parking and detached double garage

Guide Price **£550,000**

Freehold

Poundbury Sales
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THE PROPERTY

Sutton Lodge is a classic semi detached Georgian House with attractive colour washed rendered elevations under a slate roof offered for sale in beautiful condition throughout. The house offers numerous features typical of its age and type including high ceilings, window shutters, sash windows, panelled doors, deep skirting boards, ornate cornices and a sweeping staircase. The elegant accommodation is well proportioned, extremely well presented and arranged over two floors. The majority of the rooms enjoy beautiful views which enjoy a south and west facing aspect.

ACCOMMODATION

An entrance vestibule with quarry tiled flooring leads into a welcoming and beautifully presented and elegant reception hall with limestone flooring and a sweeping staircase to the first floor accommodation. From the hall, access leads to a downstairs cloakroom/WC and doors leading into a double aspect sitting room which offers an abundance of natural light from south and west facing sash windows. High ceilings add to the feeling of light and space within the room which also benefits from a feature fireplace with woodburning stove and walnut flooring. The kitchen/dining room is a real feature with matching limestone flooring from the reception hall and fitted with a hand made range of painted wall and floor cupboards with oak worktops with a central island. There is an integrated fridge, freezer and dishwasher with built in double oven and halogen hob. Double doors open into a spacious utility room with matching flooring and hand made floor cupboards with belfast sink, Worcester gas fired boiler and pressurised hot water cylinder.

On the first floor, a light and spacious landing has a useful study area with sash window, hatch to loft access and doors leading into two beautifully presented double bedrooms, both enjoying an abundance of natural light from double aspect windows and each with the benefit of contemporary fitted en-suite shower rooms.





OUTSIDE

Gated access off Cornhill Way leads onto a large gravelled drive providing off road parking for several cars and leading to a detached double garage with power and light connected. Trees and shrub borders lead to a paved terrace which extends around to the rear with a further paved area.

The main gardens lie to the south side and are delightfully landscaped and stocked with an abundance of shrubs, plants and small trees. Immediately adjoining the house is a south facing paved sun terrace overlooking the gardens.



DIRECTIONS

What3words///appealing.convert.often

SITUATION

The property is peacefully situated within this charming village which nestles 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 down land.

Sutton Poyntz, famously Hardy's Overcombe in the novel 'The Trumpet Major,' is within 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, hairdressers, delicatessen, general store and a small supermarket. There are also two public houses.

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.



SERVICES

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

Broadband: We are informed that there are superfast speeds in the area.
Mobile Phone: Network coverage is reported to be good indoors and out (Information from <https://www.ofcom.org.uk>).

Local Authority Dorset Council Tel: 01305 251010

MATERIAL INFORMATION

The property is found within a conservation area

EPC D
Council Tax Band E

Puddledock Lane, Sutton Poyntz, Weymouth

Approximate Area = 1652 sq ft / 153.4 sq m

Garage = 301 sq ft / 27.9 sq m

Total = 1953 sq ft / 181.3 sq m

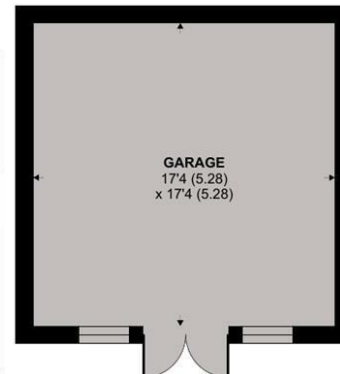
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FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	85
B	65
C	
D	
E	
F	
G	
Very energy inefficient - higher running costs	
England & Wales	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Symonds & Sampson. REF: 1298648



Poundbury/DW/30.05.25



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