



**Connells**

High Street  
Puddletown Dorchester





### Property Description

Situated in the ever-popular village of Puddletown with access to a range of amenities lies this Grade II Listed cottage. The property comprises dual-aspect lounge-diner, galley kitchen and shower room on the ground floor. While the first floor provides two spacious double bedrooms, one of which includes a spacious dressing area. To the rear there is a well maintained, south-facing garden.

### Ground Floor

#### Entrance Porch

Double glazed door to the front aspect and with single glazed windows to both side aspects.

#### Lounge

14' 9" x 11' 1" ( 4.50m x 3.38m )

Door leading from the entrance porch with an open fireplace, an electric storage radiator, a television aerial socket, a double glazed window to the rear aspect, a single glazed window to the front aspect with secondary double glazing, stairs leading to the first floor landing and a doorway to the galley kitchen.

#### Kitchen

14' 9" x 5' 5" ( 4.50m x 1.65m )

With a doorway leading from the lounge to the part tiled, fitted, galley kitchen with a range of wall and base units, a 1 1/2 bowl stainless steel sink and drainer, an electric oven and hob with a cookerhood over, an electric storage radiator, plumbing for a washing machine, the consumer cupboard, a single glazed window to the front aspect with secondary double glazing and doors leading to the shower room and the rear garden.

#### Shower Room

With a door leading from the kitchen and laid out with a shower cubicle, a WC, a wash hand basin, an electric, heated towel rail and a double glazed window to the rear aspect.



## First Floor

### First Floor Landing

With stairs leading up from the ground floor lounge and with a double glazed window to the rear aspect and doors leading to bedrooms 1 and 2.

### Bedroom 1

8' 2" x 11' 11" plus wardrobe recess ( 2.49m x 3.63m plus wardrobe recess )

Door leading from the first floor landing, with an electric storage heater, a television aerial socket, fitted wardrobes and a single glazed window to the first floor with secondary double glazing.

### Bedroom 2

8' 2" x 9' 7" ( 2.49m x 2.92m )

Door leading from the first floor landing, with an electric storage radiator, a single glazed window to the front aspect with secondary double glazing, loft access to an insulated loft space, double doors to an airing cupboard and a door to the dressing room.

## Outside Space

### Rear Garden

With areas laid to patio and gravel, with a seating area for alfresco dining, a greenhouse, pots of flowers, borders of mature shrubs and an outside tap.

### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



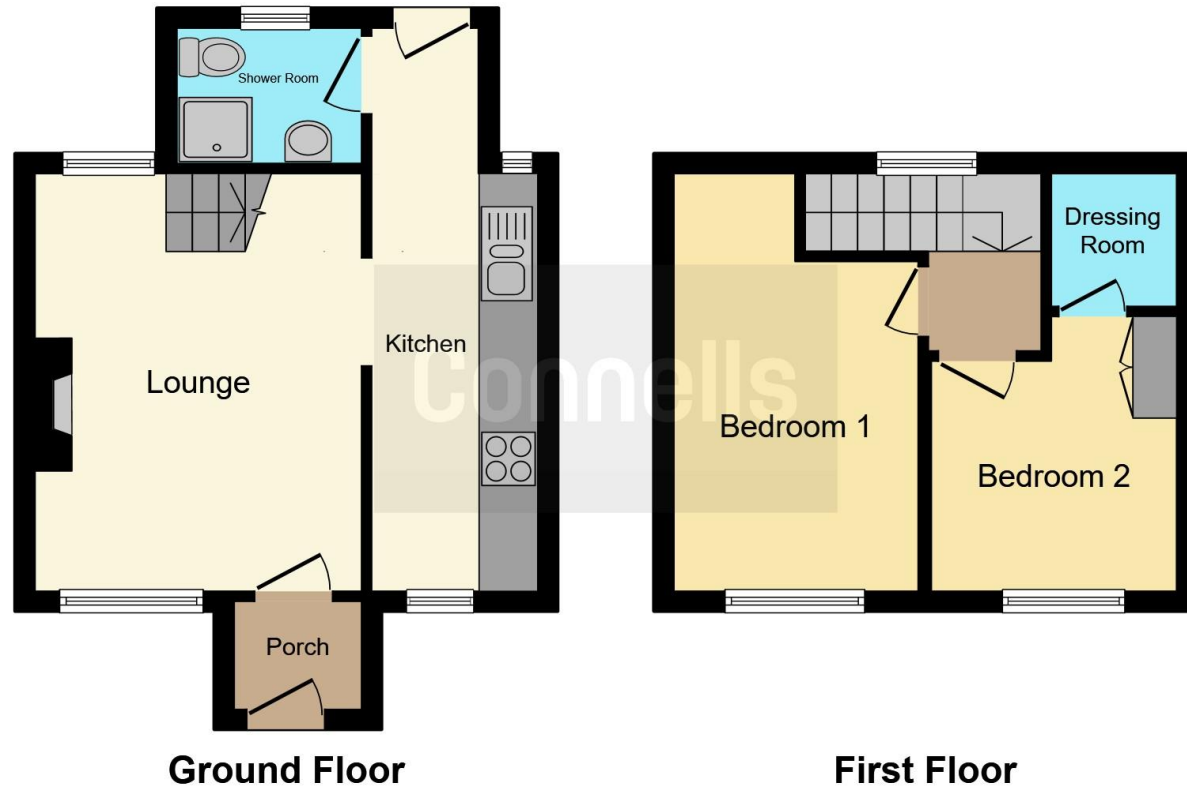












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**T 01305 266 755**  
**E [Dorchester@connells.co.uk](mailto:Dorchester@connells.co.uk)**

3 High West Street  
 DORCHESTER DT1 1UH

**EPC Rating: E**

Tenure: Freehold

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