



## The Regis, Plot 36, Bridleways, Puddletown, Dorchester

A newly built 4 bedroom detached house with a distinctive curved design and handsome brick and flint elevations.

Guide Price

**£650,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



**The Regis,  
Plot 36, Bridleways,  
Puddletown, Dorchester,  
DT2 8GE**

- Immaculately finished
- Fully fitted kitchen/ dining room
  - 4 bedrooms
  - En suite to master
- Single garage with power and lighting
  - 10 year warranty
- Council Tax Band: New Build (TBC)
  - EPC: Predicted B Band

Viewing strictly by appointment  
Symonds & Sampson  
01305 261008





### The Property

This brand new property is perfect for those seeking a modern and stylish home in the desirable village of Puddletown. Beautifully finished, this 4 bedroom detached house is nicely proportioned with thoughtfully designed rooms and situated just minutes away from facilities for all your everyday needs.

Built by Wyatt Homes in 2023, an award-winning developer with over 30 years' experience designing homes across the South West, this property has an excellent building specification, comes with a 10 year warranty and is ready for immediate occupation.

On the ground floor there is an entrance hall with a convenient WC and stairs rising to the first floor. Situated on your left hand side as you enter, there is a spacious and bright dual aspect living room with French doors leading out onto the private and secluded rear garden.

Branching off the the entrance hall and to your right lies the open plan kitchen/dining room, large enough to accommodate a family sized table, with views and it's own access out onto the rear garden. The quartz worktops, Amtico flooring and soft-closing cupboard doors are stylish and elegant additions. Integrated Neff appliances include a dishwasher, fridge/freezer, double oven positioned at eye level and induction hob with extractor hood over.

There is a separate utility room, adjacent to the kitchen, with laminate worktops and space for a washing machine/dryer.

Upstairs there is a landing with access to all four bedrooms, the family bathroom and airing cupboard. The generous master bedroom has a large fitted wardrobe and its own en-suite shower room. Bedroom 2 is another double room with ample built-in storage. Bedroom 3 is a double room with its own views of the garden. Bedroom 4 is a single room which could double up as a home office.

The en-suite shower room and family bathroom are beautifully finished with Porcelanosa tiles to floors and walls, stylish chrome fittings and heated towel rails.

### Outside

At the front of the property is attractive planting, comprising of flower borders and a small stretch of lawn.

The neatly turfed rear garden is low maintenance and features a patio, providing the ideal space for outdoor entertainment and alfresco dining. There is a convenient outside tap and gate with side access, ensuring all your gardening needs are met effortlessly.

A private driveway and single garage with power provides plenty of space to keep your car secure and close-by.

### Situation

Bridleways is nestled on the edge of the village and is well served with an array of local amenities, including village shop/post office, doctor's surgery, veterinary practise, village hall, community library and The Blue Vinny pub. The village is home to both a primary and middle school and has a recreational ground with cricket pitch, sports pavilion and children's play area.

Puddletown is located in the heart of Dorset and benefits from charming views of the surrounding countryside, with easy access to a network of footpaths/bridleways and Puddletown Forrest to the west. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a variety of water sports.

The historic county town of Dorchester is less than 5 miles away and has a variety of restaurants, shops and leisure facilities, meeting everyone's needs, including mainline railway stations with services to London Waterloo and Bristol Temple Meads. The A35 gives access to Dorchester/Weymouth and Poole/Bournemouth areas and there are cross channel ferries at Poole and Weymouth.

### Services

Mains electricity, water and drainage.  
Gas central heating.

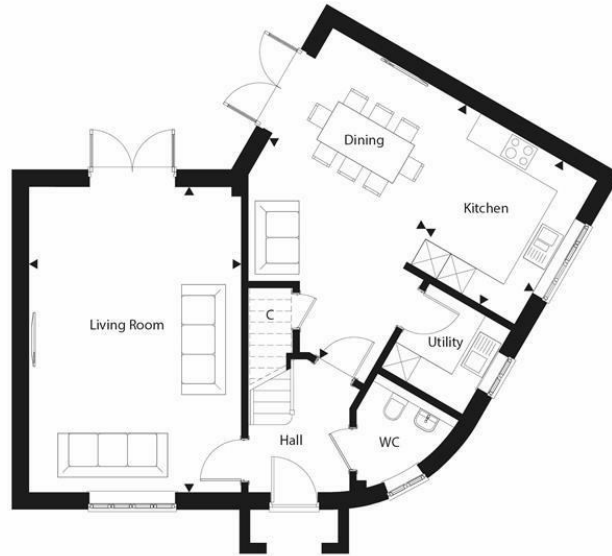


Local Authority  
Dorset Council  
Tel: 01305 251010  
www.dorsetcouncil.gov.uk

Council Tax Band: To be confirmed  
EPC: Predicted Band B

Agent Note  
Photos are example images only.

**Directions**  
From Dorchester proceed eastbound on the A35. Leave the A35 signed for Blandford & Puddletown, follow the signs for Puddletown (over two roundabouts) and proceed into the village, head up to the traffic lights and turn right, after a short distance turn right onto Three Lanes Way and follow the road to the development.



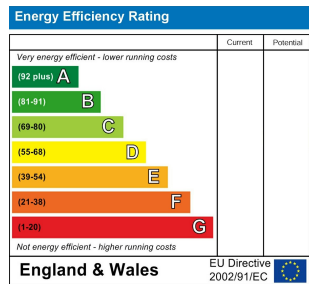
### Ground Floor

Living Room	4.35m x 6.26m	14' 3" x 20' 6"
Kitchen	3.40m x 2.55m	11' 2" x 8' 4"
Dining	6.00m x 3.71m	19' 8" x 12' 2"

### First Floor

Master Bedroom (incl. wardrobe)	4.37m x 4.09m	14' 4" x 13' 5"
Bedroom 2 (incl. wardrobe)	4.28m x 3.17m	14' 1" x 10' 5"
Bedroom 3	2.96m x 4.40m <sup>max</sup>	9' 9" x 14' 5"
Bedroom 4	3.91m <sup>max</sup> x 4.07m <sup>max</sup>	12' 10" x 13' 4"

Total floor area 145.72m<sup>2</sup> 1568.56ft<sup>2</sup>



Dorchester/SPX/13.04.24

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