



The Mannington, Plot 37, Bridleways, Puddletown, Dorset

A four bedroom detached house with brick elevations and charming porch, a separate utility and master en suite with views over the rear garden.

Guide Price

£585,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

The Mannington, Plot 37, Bridleways, Puddletown, Dorset, DT2 8GE

- 4 bedrooms
- Master en suite
- Family bathroom
- Kitchen/dining room
- Separate utility
- 10 year warranty
- Single garage & driveway

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

This beautifully presented property is perfect for those seeking a modern and stylish home in the desirable village of Puddletown. Located within easy reach of the village shop, this newly built brick house mixes modern benefits with attractive cottage features, 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.

Inside the property offers beautiful contemporary accommodation. On the ground floor, there is an L-shaped entrance hall with a convenient WC, stairs rising to the first floor and a separate utility room with laminate worktops and base units matching those of the kitchen as well as space for a washing machine/dryer. Straight ahead of you as you enter the property is the spacious and bright living room with French doors opening out onto the private garden.

To your right lies the open plan kitchen/dining room, large enough to accommodate a family sized table within a thoughtfully designed bay/box window. 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.

Upstairs the landing gives access to all four bedrooms, the family bathroom and a built-in airing cupboard. The master bedroom has a large fitted wardrobe and its own en suite shower room. Bedrooms 2 and 3 are well apportioned double rooms. Bedroom 3 is a single room that could also be used as a study. 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

The neatly turfed 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.

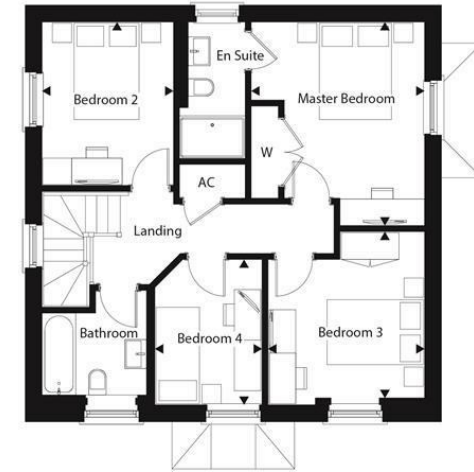
Gas central heating.

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

Council Tax Band: To be confirmed
 EPC: 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.



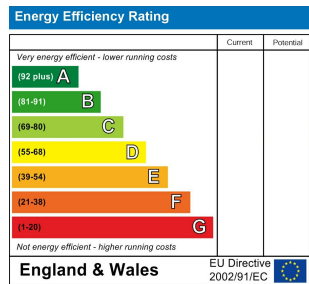
Ground Floor

First Floor

Kitchen/Dining	3.26m x 7.95m	10' 8" x 26' 1"
Living Room	4.54m x 4.43m	14' 11" x 14' 6"

Master Bedroom	3.56m x 4.22m	11' 8" x 13' 10"
Bedroom 2	2.73m x 3.39m	8' 11" x 11' 1"
Bedroom 3	3.25m x 3.60m	10' 8" x 11' 8"
Bedroom 4	2.22m x 3.02m	7' 3" x 10' 8"

Total floor area 127.67m² 1374.31ft²



Dorchester/SPX/13.04.24

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