



The Edmondsham, Plot 20, Bridleways, Puddletown, Dorset

A 3 bedroom semi-detached home with fitted wardrobes to all the bedrooms and en suite to the master, kitchen / dining room and driveway with single garage.

Guide Price

£435,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**The Edmondsham
Plot 20, Bridleways
Puddletown, Dorset
DT2 8GE**

- Semi-detached
- 3 bedrooms
- En suite to master
- Single garage & driveway
- 10 year warranty
- Council Tax Band: New build (TBC)
- EPC Band: B

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 brick built semi-detached house is situated on the edge of the development within easy reach of amenities including a shop, bus stop and nearby recreational ground with sports pitches.

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 beautifully finished contemporary accommodation. On the ground floor, there is a roomy entrance hall with a convenient WC and stairs rising to the first floor with under stair storage. Situated at the front of the property is the spacious and bright living room, a lovely reception room perfect for entertaining guests and gathering for cosy evenings with the family.

At the rear lies the open plan kitchen/dining room, large enough to accommodate a family sized table, with views and access out of the French doors onto the private and secluded 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, induction hob with extractor hood over and a washer/dryer.

Upstairs there is a landing with access to all three bedrooms, the family bathroom, airing cupboard and a further storage cupboard. The generous master bedroom has a large fitted wardrobe and its own en-suite shower room. Bedroom two is another double room with ample built-in storage and views out onto the rear garden. Bedroom 3 is a single room also with its own built-in wardrobe and views of the garden. 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: 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

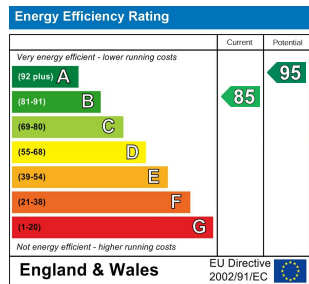
Kitchen/Dining	5.83m x 3.85m	19' 1" x 12' 7"
Living Room	3.38m x 4.63m	11' 1" x 15' 2"



First Floor

Master Bedroom	4.72m x 3.31m	15' 6" x 10' 10"
Bedroom 2	2.95m x 2.92m	9' 8" x 9' 7"
Bedroom 3	2.03m x 3.19m	6' 8" x 10' 5"

Total floor area 100.50m² 1082ft²



Dorchester/SXP/09.05.24

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