

# 2 Orford Mews

Puddletown, Dorchester Dorset DT2 8UG

This four bedroom village house is in a small private mews, adjacent to fields and enjoying a lovely walled garden, being offered for sale with no chain.







- No Chain
- Mews development
  - Conservetory
    - En-suite
    - Garage
  - Walled garden

Guide Price £450,000

Freehold

Dorchester Sales 01305 261008 dorchester@symondsandsampson.co.uk







### THE DWELLING

This modern village house is nestled in a small private Mews development, close to the village church and within easy reach of the local shop and doctor's surgery.

# **ACCOMMODATION**

The accommodation comprises; entrance hallway with under stairs cupboard. A nicely proportioned sitting room with chimney breast and gas fire with brick surround and hearth. There is a TV point and archway into the dining room with French doors into the conservatory.

The kitchen is fitted with a good range of cupboards and drawers, ample work surfaces, an integrated electric double oven and hob, integrated dishwasher and fridge/freezer. A glazed door leads into the utility room with sink and drainer, space and plumbing for washing machine and tumble dryer, access to the integral garage and a back door into the garden. Completing the ground floor is a downstairs cloakroom.

Upstairs there is a landing with a loft hatch. There are four bedrooms, the master bedroom is a double room with en suite shower room and walk-in wardrobe. Bedroom 2 is a good sized room spanning front to back and bedrooms 3

and 4 both have fitted wardrobes. There is a separate bathroom with WC and basin.

The property has had modern replacement UPVC double glazed windows installed and benefits further from gas fired central heating as well as an integral garage with parking in front.

# **OUTSIDE**

Outside the property has a well-kept front garden with established shrubs and lawn. The rear garden is walled with a lawn and surrounding well stocked beds; a patio abuts the house. The garden extends to the side with a useful covered area and garden shed. There is a side gate for access.

# **SITUATION**

Orford Mews is situated within the heart of the village which provides a range of amenities including a modern doctor's surgery and veterinary practice, church, village hall, pre, first and middle schools, and general store/sub post office. There is a pleasant recreational ground with its own pavilion, sports pitches and children's play area.

The village is about six miles south east of Dorchester with its extensive facilities including the mainline railway station

with services to London Waterloo and also from Moreton, about five miles. In addition, there is a local line to Bristol Temple Meads.

The A35 gives access to Dorchester/Weymouth and the Poole/Bournemouth areas. The seaside town of Weymouth, about twelve miles away, offers superb sailing and water sports.

### **DIRECTIONS**

What3words///elite.sentences.quail

# **SERVICES**

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

Broadband - Superfast speed available Mobile - It is reported that you are likely to have network coverage for both indoors and outdoors (https://www.ofcom.org.uk)

Council Tax Band: F (Dorset Council - 01305 251010)







UTILITY

GARAGE 18'1 (5.51) x 9'2 (2.79)

KITCHEN

11'9 (3.59)

**GROUND FLOOR** 

Certified Property

# Orford Mews, Puddletown, Dorchester

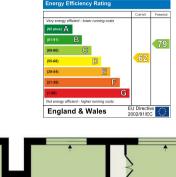
Approximate Area = 1615 sq ft / 150 sq m Garage = 166 sq ft / 15.4 sq m Total = 1781 sq ft / 165.4 sq m

For identification only - Not to scale

CONSERVATORY 14'6 (4.41) x 10'1 (3.08)

LIVING / DINING ROOM

x 12'11 (3.93) max



BEDROOM 3

11'3 (3.43) x 8'11 (2.72)

BEDROOM 4 11'3 (3.43) x 8'11 (2.72)

BEDROOM 1 x 10' (3.04)

Denotes restricted head height

> DRESSING ROOM 6' (1.83) x 5'9 (1.74)





Dorchester/SXP/26.09.24 rev



40 ST JAMES'S PLACE SW

01305 261008

**BEDROOM 2** 

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating

International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1184668

dorchester@symondsandsampson.co.uk Symonds & Sampson, 9 Weymouth Avenue, Dorchester, Dorset DT1 1QR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary  $planning, building \ regulation \ or \ other \ consents \ and \ Symonds \ and \ Sampson \ LLP \ have \ not \ tested \ any \ services, \ equipment \ of facilities. \ 3.$ We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.