



Symonds
& Sampson

Orford Mews

Puddletown, Dorset

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
 - Conservatory
 - En-suite
 - Garage
- Walled garden

Guide Price £450,000

Freehold

Dorchester Sales
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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)





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	62
	EU Directive 2002/91/EC	

Denotes restricted head height



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1184668



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