



Symonds  
& Sampson

Dukes Drive  
Puddletown, Dorchester, Dorset



# 9 Dukes Drive

Puddletown, Dorchester  
Dorset, DT2 8GT

A newly built four-bedroom detached house with a distinctive curved design and handsome brick and flint elevations. Offered for sale with no onward chain.



- Detached family home
- Immaculately finished
- Ready for immediate occupation
  - En suite to master
- Single garage with power and lighting
  - Utility room
  - Village location

Guide Price £600,000

Freehold

Dorchester Sales  
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THE PROPERTY

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

ACCOMMODATION

Notable features include:

A spacious and bright dual-aspect living room with French doors opening onto the private and secluded rear garden.

Stylish, fully-fitted kitchen with elegant finishes such as quartz worktops, Amtico flooring and soft-close cupboards. Integrated Neff appliances include a dishwasher, fridge/freezer, eye-level double oven and an induction hob with extractor hood over.

A separate utility room offering additional storage and a sink, with space for both a washing machine and dryer.

An elegant master en suite shower room and a family bathroom; both enhanced by Porcelanosa floor and wall tiles, sleek chrome fittings and heated towel rails.

OUTSIDE

The neatly turfed rear garden is low maintenance and features a patio. 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 Forest 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.

DIRECTIONS

What3words:///develop.boast.makes

SERVICES

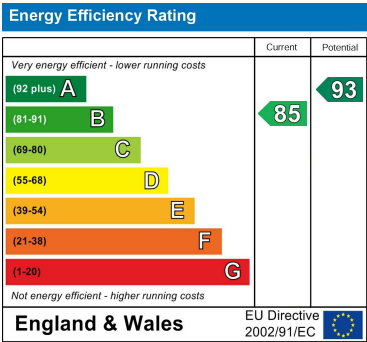
All mains services are connected. Gas central heating.

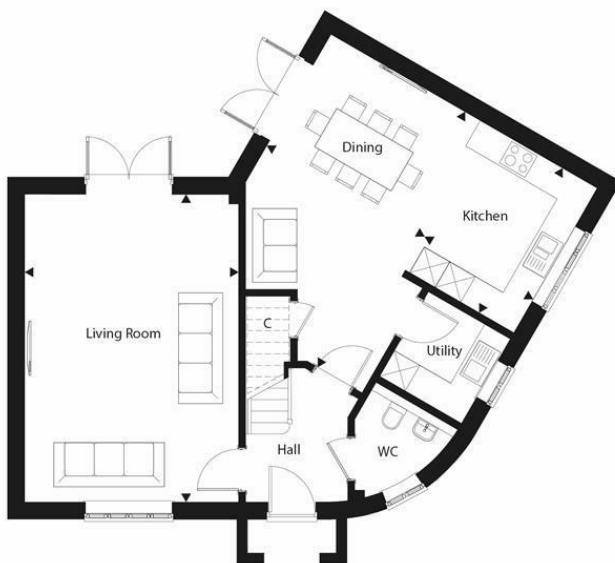
Broadband - Ultrafast speed available  
Mobile - You are limited/likely to get mobile coverage both indoors and outdoors (<https://www.ofcom.org.uk>)

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

MATERIAL INFORMATION

There is a management charge for the cost of common areas of £400.00 per annum.





## 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/SXP/03.03.25



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