



Symonds
& Sampson

Three Lanes Way

Puddletown, Dorchester, Dorset

10 Three Lanes Way

Puddletown, Dorchester
Dorset, DT2 8GE

A newly built three-bedroom semi-detached house, ideal for those seeking a modern and stylish home, located in the desirable village of Puddletown and within easy reach of a range of amenities.



- Semi-detached
- En suite to master
- Ready for immediate occupation
 - Downstairs cloakroom
 - Superior quality
- Single garage & driveway
 - Village location

Guide Price £425,000

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.

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.

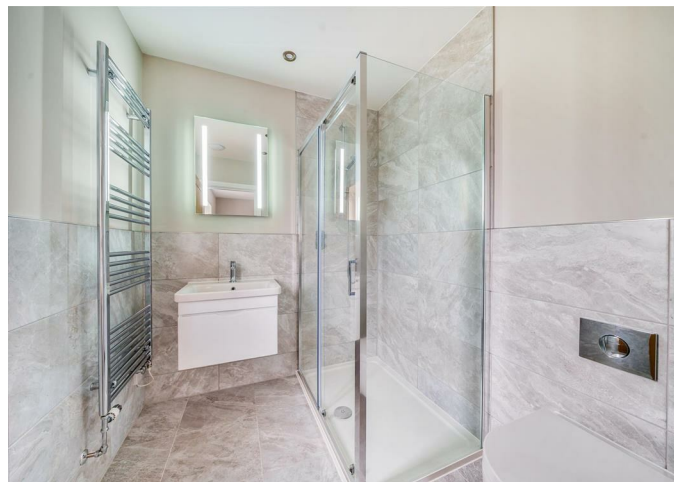
A private driveway and single garage with power provides plenty of space to keep your car secure and close-by.

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.





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

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: D (Dorset Council - 01305 251010)

MATERIAL INFORMATION

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

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Dorchester/SXP/06.03.2025



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