



Symonds
& Sampson



26 Greenacres

Puddletown, Dorchester, Dorset

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Puddletown, Dorchester
Dorset, DT2 8GF

A beautifully presented four-bedroom semi-detached home set on a lovely corner plot, complete with a garage and off-street parking.



- Immaculate condition
- Popular village location
 - Master en suite
 - Conservatory
- Garage & driveway parking
 - Well-kept garden

Guide Price £495,000

Freehold

Dorchester Sales
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THE PROPERTY

This modern village home is peacefully tucked away within a small private development, yet remains within easy reach of local amenities, including a village shop and bus stop.

ACCOMMODATION

The property is presented in excellent order throughout, offering light and bright accommodation that has been very well maintained. It features a well-kept garden and a conservatory.

The accommodation is well laid out and briefly comprises a welcoming entrance hall with wood-effect flooring and a useful understairs storage cupboard. The spacious sitting room features a TV aerial connection, an electric feature fireplace with a decorative surround and hearth, and French doors opening into the conservatory, creating a bright living space. There is a separate dining room ideal for entertaining, and a well-appointed kitchen/breakfast room fitted with a comprehensive range of cupboards and drawers, work surfaces with matching upstands, and space for an electric range-style oven and washing machine. Integrated appliances include a dishwasher, under-counter fridge and freezer. A central island with a breakfast bar adds both practicality and a social focal point to the room.

Upstairs, the first floor offers four bedrooms. Bedroom 1 is a generous double room featuring fitted double wardrobes and a contemporary en suite shower room. Bedrooms 2 & 3 are also double rooms, each with fitted wardrobes, while Bedroom 4 is a comfortable single - ideal for use as a bedroom or study. The family

bathroom has been stylishly updated and now comprises a modern corner shower, vanity basin, and WC.

Additional features of the property include a downstairs cloakroom, gas central heating, UPVC double glazing, a garage (located nearest the house), and driveway parking.

OUTSIDE

At the property is a small, neatly maintained garden area and a side gate providing access to the rear.

The rear garden is beautifully kept and wraps around the property, enjoying a desirable southerly aspect. It is mainly laid to lawn, complemented by well-established raised flower and shrub borders. A paved patio adjoins the house, leading to a further area with a garden shed and a useful workshop.

SITUATION

Puddletown 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.

The village 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:///glory.procured.thin

SERVICES

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

Broadband - Superfast speed available

Mobile - Likely coverage both indoors and outdoors on the O2 network. (<https://www.ofcom.org.uk>)

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



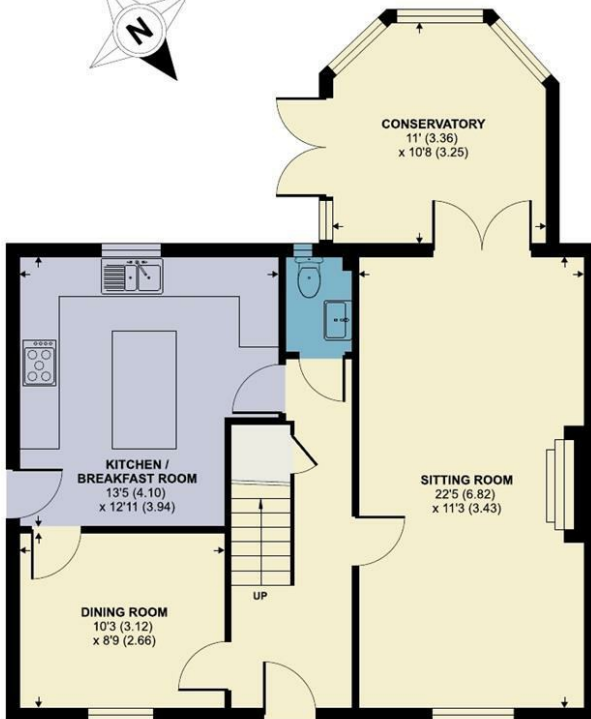
Greenacres, Puddletown, Dorchester

Approximate Area = 1384 sq ft / 128.5 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 1519 sq ft / 141 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE

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	75	85
	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1286890



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