

34 Butt Close

Puddletown, Dorchester, Dorset

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Puddletown, Dorchester
Dorset, DT2 8SU

A significantly improved and beautifully presented three-bedroom semi-detached home, featuring off-road parking and a garden room.



- Modern village home
- Well-presented throughout
- Stylish kitchen with island
- Three double bedrooms with fitted wardrobes
- Off-road parking and downstairs cloakroom
- Village location with amenities & countryside nearby
 - Easy access to Dorchester, rail & A35
 - Attractive garden room

Guide Price £325,000

Freehold

Dorchester Sales
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THE PROPERTY

This modern village home has been thoughtfully extended to include a spacious and stylish garden room.

ACCOMMODATION

Updated throughout, the property is very well presented with accommodation comprising:

An entrance hall with a useful understairs storage cupboard; a comfortable sitting room featuring an electric fire, TV connection, and French doors opening into the kitchen. The kitchen is fitted with stylish white cupboards, a central island with breakfast bar, integrated double oven and hob with extractor hood, ample work surfaces with sink and drainer, and space for both an upright fridge/freezer and washing machine. A tiled floor flows through to an archway leading into the impressive garden room, which boasts wood-style flooring, ample space for a dining table and chairs, recessed downlights, and French doors opening out to the garden.

Upstairs, there are three double bedrooms—all with fitted wardrobes—and a modern family bathroom comprising a shower bath, vanity basin, and WC.

Additional features include off-road parking, gas central heating, and a downstairs cloakroom.

OUTSIDE

The property benefits from a small front garden and convenient side access leading to the rear garden. A patio adjoins the house and extends along the side, providing ample space for wheelie bins. The patio continues around to the far corners of the garden, creating multiple seating areas perfect for enjoying the sunlight throughout the day. The garden is further enhanced by pretty flower borders and a handy garden shed.

SITUATION

Puddletown is a 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///stockpile.goodness.storyline

SERVICES

All mains services are connected.

Gas 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: C (Dorset Council - 01305 251010)

AGENT NOTE

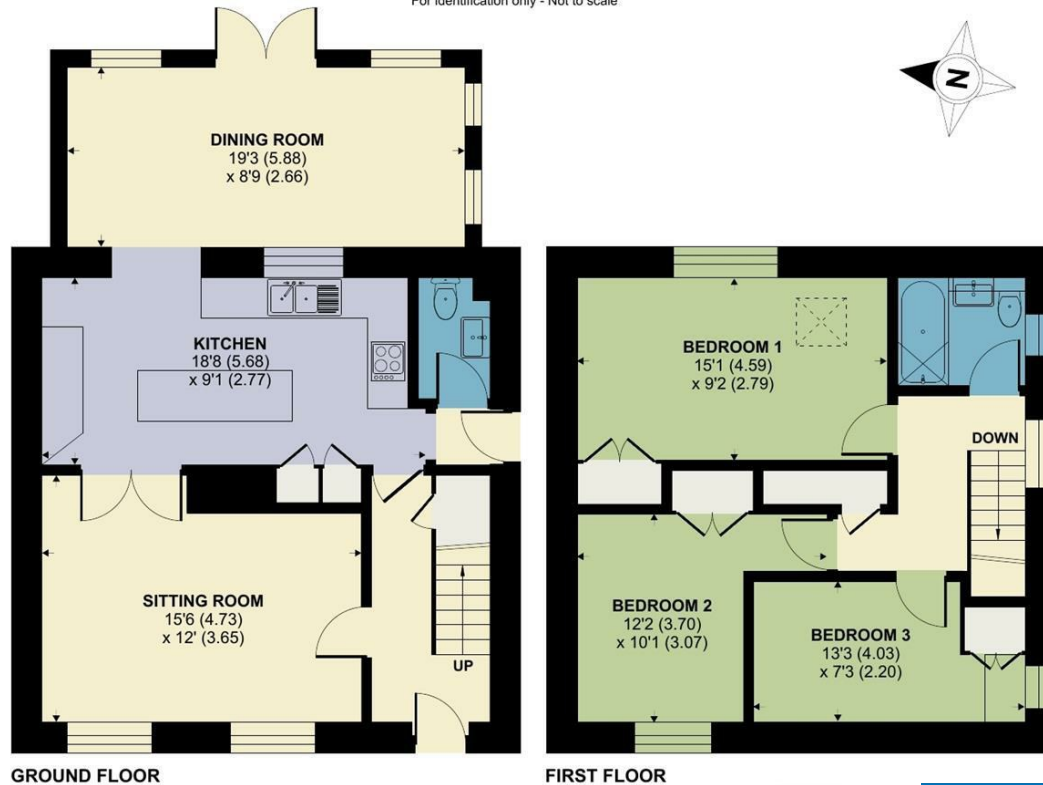
We are informed by the vendors that the property is subject to a section 157 covenant.



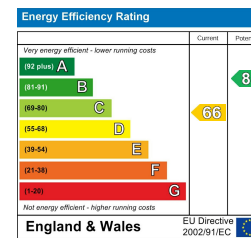
Puddletown, Dorchester

Approximate Area = 1135 sq ft / 105.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1314075



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