



Symonds
& Sampson

4 The Stables

Puddletown, Dorchester, Dorset

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Walpole Court, Puddletown
Dorchester, Dorset
DT2 8TJ

A Grade II listed independent living complex for the over 55's with three double bedrooms, located in the prime village of Puddletown. The property includes a garage, communal parking, a private garden and further communal gardens.



- Over 55's accommodation
- Three double bedroom terraced house
- Private sunny courtyard garden and access to additional communal gardens
 - Garage and off street parking
 - Light and airy accommodation
- Excellent decorative order throughout
 - Two bathrooms
 - Grade II Listed

Guide Price **£270,000**

Leasehold

Dorchester Sales
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THE PROPERTY

Walpole Court offers first-class retirement living, set within beautifully maintained communal gardens. Residents benefit from a range of shared facilities including a laundry room, guest suite, landscaped gardens, a charming garden meeting lodge, and reassurance of on-site residential managers.

4 The Stables is a Grade II listed property, formerly part of the stabling complex for the nearby Islington Estate. This characterful home enjoys a private rear courtyard garden and provides bright, well-proportioned accommodation in a tranquil setting.

Additional features include electric heating, double-glazed windows, and a single garage equipped with power and lighting.

ACCOMMODATION

A generously sized sitting room benefits from windows on both the east and west elevations, allowing an abundance of natural light throughout the day. French doors open onto a covered veranda and the landscaped courtyard garden.

To the rear of the property, the fully fitted kitchen offers ample built-in storage and a range of integrated appliances, including a fridge, freezer, eye-level Neff oven with microwave above, electric induction hob, and extractor fan. A door from the kitchen leads directly to a private terrace—perfect for ideal for outdoor dining or relaxation.

A ground floor shower room with WC adds convenience, while a built-in double cupboard in the hallway provides practical storage.

On the first floor, three well-proportioned double bedrooms each offer a sense of light and space, all benefiting from built-in wardrobes.

The principal bedroom enjoys a dual aspect. A spacious family bathroom with a white suite and bathtub completes the accommodation.

OUTSIDE

To the rear, the property enjoys a privately owned and charming covered veranda, leading to a courtyard patio garden bordered by mature shrubs. The garden also benefits from an outside tap and lighting for added convenience.

A short walk from the property is a single garage. There is ample communal parking.

Residents enjoy access to beautifully maintained communal landscaped gardens, which include seating areas, a designated barbecue space, and a timber garden meeting lodge with views over the adjacent meadow and surrounding countryside.

SITUATION

Puddletown is a sought-after village located approximately five miles from Dorchester. The village offers a range of amenities, including a village hall with library, a sub-post office and shop, doctors' surgery, church with meeting room, and a recreation ground.

There are regular bus services to Dorchester, Weymouth, Poole, Salisbury, and Bournemouth, as well as a mainline railway from Dorchester to London Waterloo.

The area is ideal for outdoor enthusiasts, with scenic walks in nearby Puddletown Forest, the surrounding countryside, and along the stunning Jurassic Coastline. Golf is available at the nearby Came Down Golf Club, and Cross Channel ferry services operate from both Weymouth and Poole.

DIRECTIONS

What3words:///thudding.amicably.soggy

SERVICES

Mains electricity. Water and drainage (charges included in service charge). Electric heating. Use of the laundry room included within the service charge.

Broadband - Superfast speed available

Mobile - There is mobile coverage in the area; please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

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

LEASE DETAILS

Lease is 150 years from 25th September 1983 (108 years remaining).

Service Charge: £6,816 per annum, payable quarterly in advance.

The service charge covers the on-site resident managers.

, personal alarm system, maintenance of communal grounds and the main fabric of the building (including repairs and decoration), use of all communal facilities, water rates, buildings insurance, monthly window cleaning, external lighting, laundry room, and refuse collection.

Ground Rent: None

Exit Fee: None

AGENT NOTE

The property falls within a conservation area.



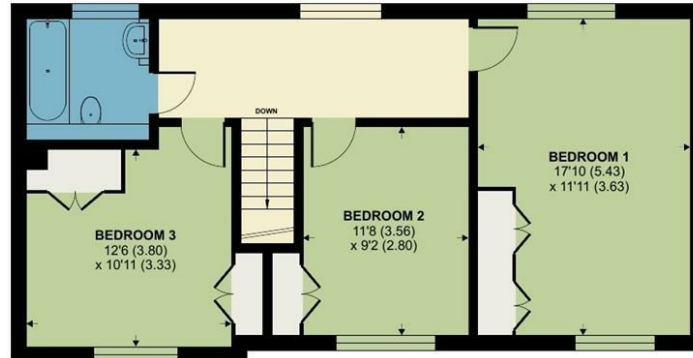
Walpole Court, Puddletown, Dorchester

Approximate Area = 1303 sq ft / 121 sq m

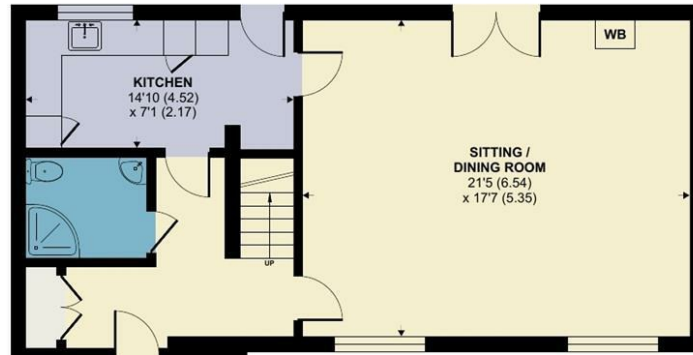
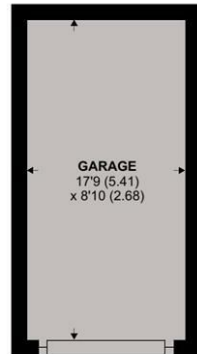
Garage = 156 sq ft / 14.4 sq m

Total = 1459 sq ft / 135.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1312627



Dorchester/KWI/07.07.2025



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