



Symonds
& Sampson

Whitehill

Puddletown, Dorchester, Dorset

15

Whitehill
Puddletown
Dorchester
DT2 8SB

A 4 bedroom detached chalet bungalow in a quiet cul-de-sac within easy reach of village amenities including the doctors, shop and schools.



- 4 bedrooms
- Cul-de-sac
- Off road parking
- Close to amenities
- Popular village
- Some moderisation required

Guide Price **£375,000**

Freehold

Dorchester Sales
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THE PROPERTY

Originally a bungalow that has in more recent times had a loft conversion to form two additional bedrooms, a large landing area and cloakroom. The property would benefit from some modernisation but offers the opportunity to put your own stamp on. The property is light and bright with accommodation comprising; entrance hall with handy storage/coats cupboards. The sitting/dining room runs front to back with a chimney breast and woodburning stove, fitted book shelves and TV connection. Wood block floor extends into the dining area with French door into the garden. The kitchen is fitted with a range of cupboards and drawers, work surfaces with sink and drainer, space for electric oven, washing machine/dishwasher and under counter fridge/freezer. The conservatory is UPVC double glazed with double glazed glass roof, has plumbing for a washing machine and access into the garden . Remaining on the ground floor there is a bathroom and bedrooms 3 and 4, both double rooms. Upstairs is good size landing with Velux window, the present owner utilises this space for a study area with desk and rear window with a lovely aspect over the fields beyond. Bedroom 1 and 2 are both good size double rooms also enjoying views. A cloakroom with WC and basin complete upstairs.

The property benefits from UPVC double glazing, gas fired central heating and a driveway. In addition the garage has been sub divided with a smaller storage space at the front and larger at the rear, this houses the boiler and makes a useful store.

OUTSIDE

There is a front garden with lawn and mature surrounding hedge which offers privacy. There is side access to the rear garden. The rear garden is raised with steps up to a lawn with a range of shrubs and space for a greenhouse. A patio area abuts the house which is private and has a path that extends to access into the garage/store.

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 also home to a pre, 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///ambient.procures.setting

SERVICES

Mains Gas, electric, water and drainage.

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

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

Agents Note
The land to the rear of the property, together with many other potential sites, has been identified by Dorset Council as a possible site for development, by Dorset Council. This is in the early stages of Consultation. Further information can be found; <https://www.dorsetcouncil.gov.uk/w/the-local-development-scheme-for-dorset-council>.



Whitehill, Puddletown, Dorchester

Approximate Area = 1310 sq ft / 121.7 sq m

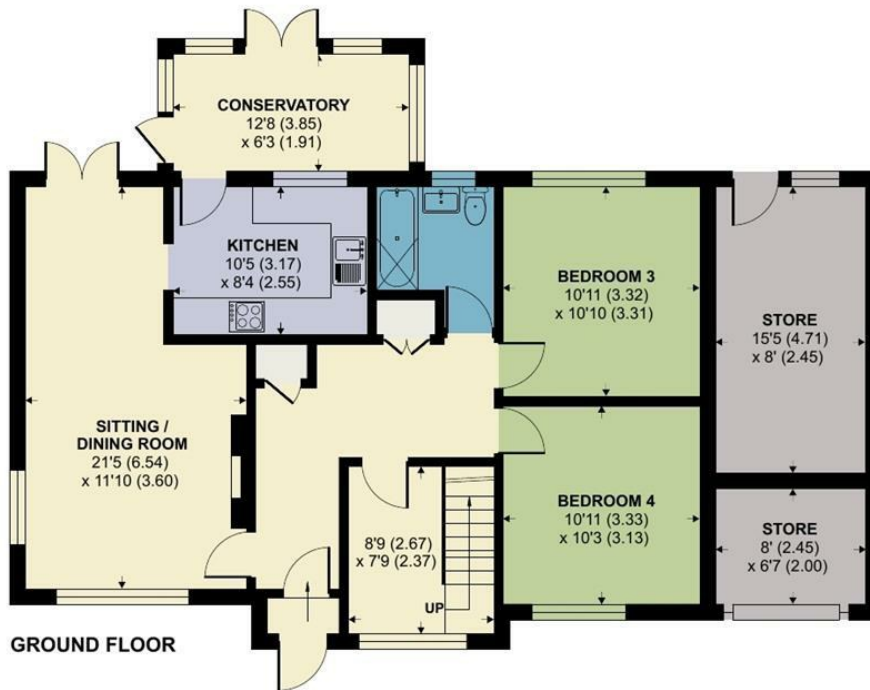
Limited Use Area(s) = 64 sq ft / 5.9 sq m

Outbuildings = 173 sq ft / 16 sq m

Total = 1547 sq ft / 143.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(27-48) F			
(1-26) G			
Not energy efficient - higher running costs			
England & Wales		74	79
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1357534

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