



Symonds
& Sampson

5 Weatherbury Place

High Street, Puddletown, Dorchester, Dorset

5 Weatherbury

Place

High Street

Puddletown

Dorchester

Dorset DT2 8GD

A modern village house nestled in a small private close in the heart of this popular village.



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- Premier House Guarantee
 - En-Suite
- Built in appliances
- Garage & drive
- Private development
- Close to amenities

Guide Price **£435,000**

Freehold

Dorchester Sales
01305 261008

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THE PROPERTY

Built by Wyatt Homes in 2020 the property occupies a nice position, tucked away in a small private close within easy reach of village amenities. The house is well presented with the remaining years of a Premier house guarantee. The property further benefits from gas central heating, UPVC double glazing, garage and driveway.

The accommodation comprises; entrance hall with downstairs cloakroom and tiled floor, sitting room with gas fire, hearth and decorative surround. TV point. A spacious kitchen/dining room, fitted with a range of cupboards and soft close drawers. integrated appliances (double oven, fridge/freezer and dishwasher) quartz style work tops with matching upstand, electric hob with extractor hood and sink and drainer. Ample space for a dining table with French doors into the garden. Upstairs on the landing is a linen cupboard, 3 bedrooms, the master bedroom has en-suite shower room and a walk in wardrobe. Bedroom 2 is a double room enjoying an attractive outlook over the village with fields in the distance. Bed 3 is a good size single room and there is a family bathroom.

OUTSIDE

The rear garden has been landscaped with a patio abutting the house, steps up to an area of artificial lawn with vertical sleepers forming an attractive retaining wall and steps rising to a further patio with ample space for garden furniture and space behind the garage for storage.

At the front of the house are flower borders, to the side is a garage with power and light, gravel drive and side gate.

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 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:///vintages.adjuster.yachting

SERVICES

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

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: D (Dorset Council - 01305 251010)

MATERIAL INFORMATION

A management charge of £250.00 per annum is payable to Weatherbury Place Management Limited for the upkeep of the common areas.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(85+) A		96
(81-84) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

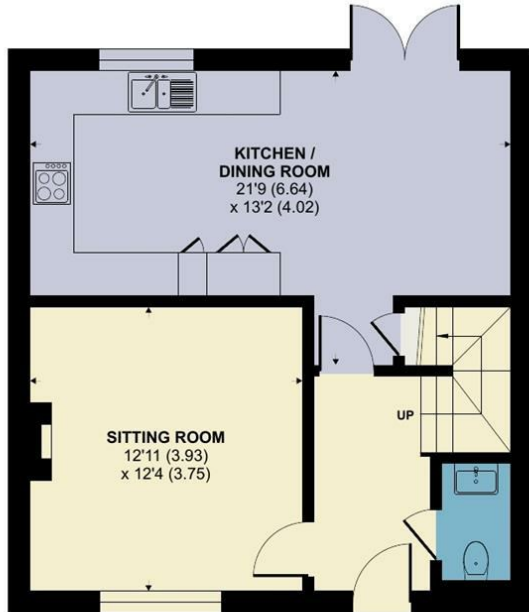
High Street, Puddletown, Dorchester

Approximate Area = 1018 sq ft / 94.5 sq m

Garage = 200 sq ft / 18.5 sq m

Total = 1218 sq ft / 113 sq m

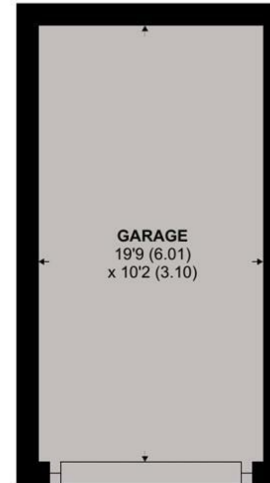
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Symonds & Sampson. REF: 1383280



Dorchester/SP/8.12.25



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

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