



Napier Close, Puncknowle

A three bedroom mid-terraced home situated in the picturesque village of Puncknowle, with lovely views over the Bride Valley with a garage and parking.

Guide Price
£340,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

**Napier Close,
Puncknowle, Dorchester,
DT2 9BQ**

- Village location
- Three double bedrooms
 - Country views
 - Garage and parking
 - Front and rear gardens
- Solar panels providing electricity and income

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

Situated within the picturesque village of Puncknowle, this delightful three bedroom home is bright and spacious throughout, offering generous accommodation with the added bonus of a garage and parking. The property enjoys lovely views over the Bride Valley, and has an enclosed rear garden designed for easy maintenance.

There is a useful entrance porch, opening into the open plan living/dining room which enjoys a pleasant outlook over the front garden. The living area is centred around an exposed stone wall with a fireplace fitted with an inset multi-fuel stove. The kitchen is to the rear, and is fitted with a range of wall and base units with an electric range cooker, space for white goods and an archway into the utility area which opens onto the rear gardens. Off the utility room there is a fully tiled wet room.

Stairs rise to the first floor, where there are three double bedrooms, with the bedroom to the rear enjoying stunning

views over the surrounding countryside. These rooms share the family bathroom, which is fitted with a bath with shower over, wc and sink.

Outside

To the front is a raised lawn area with a variety of mixed flower beds, with a pathway leading to the garage. To the rear, the garden has been designed for easy maintenance, with a raised patio area, ideal for al fresco dining, and a rear gate onto the pathway leading to the garage with the parking space in front. There is also a communal area of lawn to the front of the property.

Services

Mains electricity, water and drainage. Electric heating. Solar panels providing electricity and income.
Broadband speed: Superfast broadband is available.
Mobile phone coverage: Network coverage is mostly good both indoors and out.

Local Authority

Dorset Council 01305 251010.
Council Tax band C.

Situation

Puncknowle is situated in the sought-after Bride Valley, and has an active community with public house, village hall and church. Within the Bride Valley there are several local groups and activities and the sea is just over a mile away. The village is in the West Dorset AONB and there are good walks from the village in the surrounding countryside. Bridport is approximately 6 miles away along the scenic coast road, and is a bustling and vibrant market town. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. The county town of Dorchester and the seaside resort of Weymouth and Lyme Regis are easily reached and have a further selection of shops and amenities. There are water sports and golf at West Bay and Hive Beach is a couple of miles away.

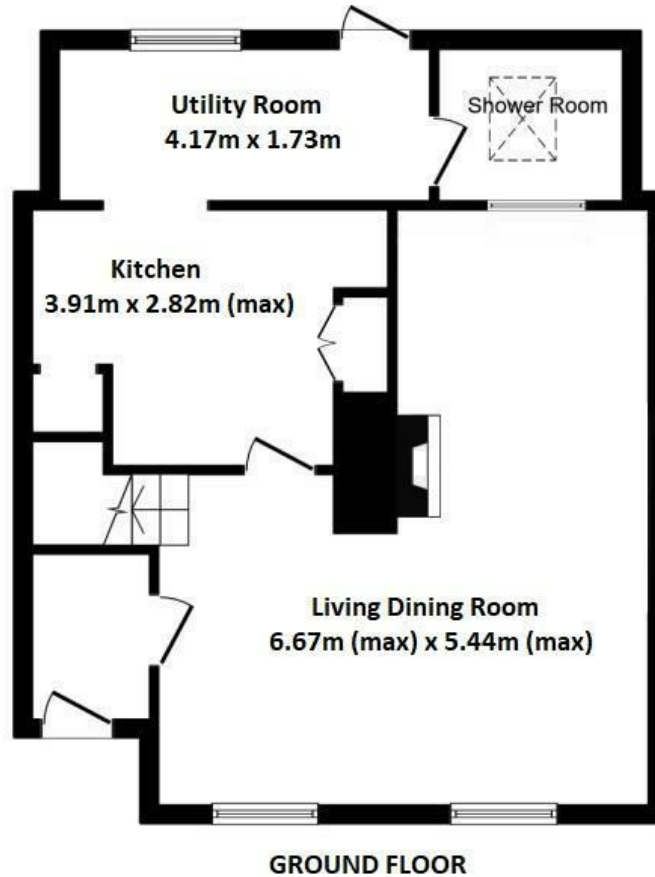
Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester and Sherborne.

Agents Note

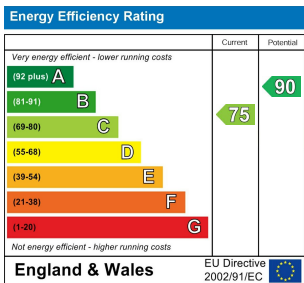
There is an annual maintenance charge of £60 for the upkeep of the communal areas.

Directions

On entering the village from the direction of Swyre, follow the lane around and continue through the village, going past The Crown Inn on the left hand side. Shortly after, take the right hand turning into Napier Close. The property will be found on the left hand side. What3Words///left.creatures.reckon.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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