



## Napier Close, Puncknowle, Dorchester, Dorset

A three bedroom end of terrace house situated in the popular village of Puncknowle, with stunning countryside views over the Bride Valley.

Guide Price

**£350,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Napier Close, Puncknowle, Dorchester, Dorset, DT2 9BQ

- Three bedrooms
- End of terrace corner plot
- Popular village location
- Rural views over the Bride Valley
- Garage in separate block

Viewing strictly by appointment  
Symonds & Sampson  
01308 422092





### The Property

A three double bedroom end of terrace house situated in the popular village of Puncknowle, with spectacular views over the Bride Valley.

The property opens into an entrance hallway, leading into the bright and spacious open plan L-shaped living/dining room. The sitting area has a focal point of a feature fireplace, and the dining area overlooks the pretty front garden.

From the living room, a door opens into the conservatory which runs the full width of the property and overlooks the rear garden and enjoys the stunning country views. The conservatory incorporates a utility area and leads to a WC with wash basin, central heating boiler and a Monarch Scaleout XP water conditioner.

The kitchen is fitted with a comprehensive range of wall and base units, with an integrated double oven and ceramic hob,

with large windows into the conservatory allowing for plenty of natural light.

Upstairs, the hallway leads to the three double bedrooms, with the principal bedroom to the front of the house, and bedroom 2 enjoys the spectacular countryside views over the Bride Valley. The family bathroom comprises of a large walk-in shower, WC and sink with storage.

### The Outside

There is an environmentally friendly garden which is well stocked with a range of shrubs, flowers and fruits. One of the main attractions is that the property sits on a corner plot so offers front, side and rear gardens. In addition there is a large garden shed plus a garage with off road parking in front.

### 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 resorts 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.

### Services

Mains electricity, water and drainage  
Oil fired central heating  
Broadband - Superfast broadband is available.  
Mobile phone coverage - Network coverage is mostly good outdoors but limited indoors.

Local Authority  
 Dorset Council 01305 251010.  
 Council Tax band C.

# Napier Close, Puncknowle, Dorchester

Approximate Area = 1183 sq ft / 109.9 sq m  
 Garage = 149 sq ft / 13.8 sq m  
 Total = 1332 sq ft / 123.7 sq m  
 For identification only - Not to scale

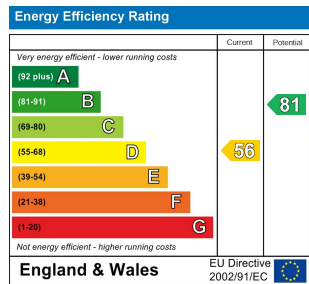
EPC Rating D

### Agent Notes

We understand that in April 2024 a stitching anchor was installed. This was to rectify damage caused by ground shrinkage as a result of tree roots drying out nearby the ground.

### 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.



Bridport/DME/28.05.2024

**01308 422092**  
 Symonds & Sampson 23 South Street  
 Bridport  
 Dorset  
 DT6 3NU  
 ESTABLISHED 1858  
 bridport@symondsandsampson.co.uk

**Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Symonds & Sampson. REF: 1126542



**IMPORTANT NOTICE:** Symonds & Sampson LLP and their Clients give notice that:  
 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

