

Symonds
& Sampson



Clay Lane

Puncknowle, Dorchester, Dorset

Clay Lane

Puncknowle
Dorchester
DT2 9BJ

A charming two bedroom cottage situated in the popular village of Puncknowle with views over the Bride Valley and on offer with no forward chain.



- Peaceful village location
- Lovely views over the Bride Valley
 - Garage and parking
 - No onward chain



Guide Range £275,000 - £300,000

Freehold

Bridport Sales
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THE PROPERTY

This two bedroom cottage is ideally located in the popular village of Puncknowle, and benefits from mature front and rear gardens, garage and parking. Although a well loved family home for many years, the property would now benefit from modernisation throughout and provides an excellent opportunity for a new owner to put their own stamp on it. The property has many character features one would expect of its age including deep windowsills, beamed ceilings and stone fireplaces.

The cottage is conventionally arranged around a central hallway, with, on the ground floor, the kitchen to one side and the living room to the other. There is an inner porch to the front and a conservatory overlooking the rear garden. The kitchen is dual aspect and fitted with wall and base units with space for any necessary appliances and a fireplace with an electric fire. The living room focuses around a large stone feature fireplace equipped with a woodburning stove, and features an exposed stone wall. The porch is off here providing access to the front garden.

Upstairs are the two double bedrooms, both benefitting from built-in wardrobes and the principal bedroom being

particularly spacious, with a dual aspect enjoying the pleasant outlook. The family bathroom

OUTSIDE

A further feature of the property are the mature front and rear gardens. To the rear, the garden gently slopes up and is predominantly laid to lawn interspersed with mature trees and shrubs. Immediately adjoining the property is a gravel seating area facing south, ideal for sitting out and enjoying the sun. At the end of the garden, there are two storage sheds.

The front garden is laid to lawn with mature tree and shrub borders. The recently replaced boiler is also found to the front. At the end of the front garden there is a single garage with power and parking for one car.

SERVICES

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

LOCAL AUTHORITY

Dorset Council Tel: 01305 251010
Council Tax Band: Exempt (previously a D).

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.

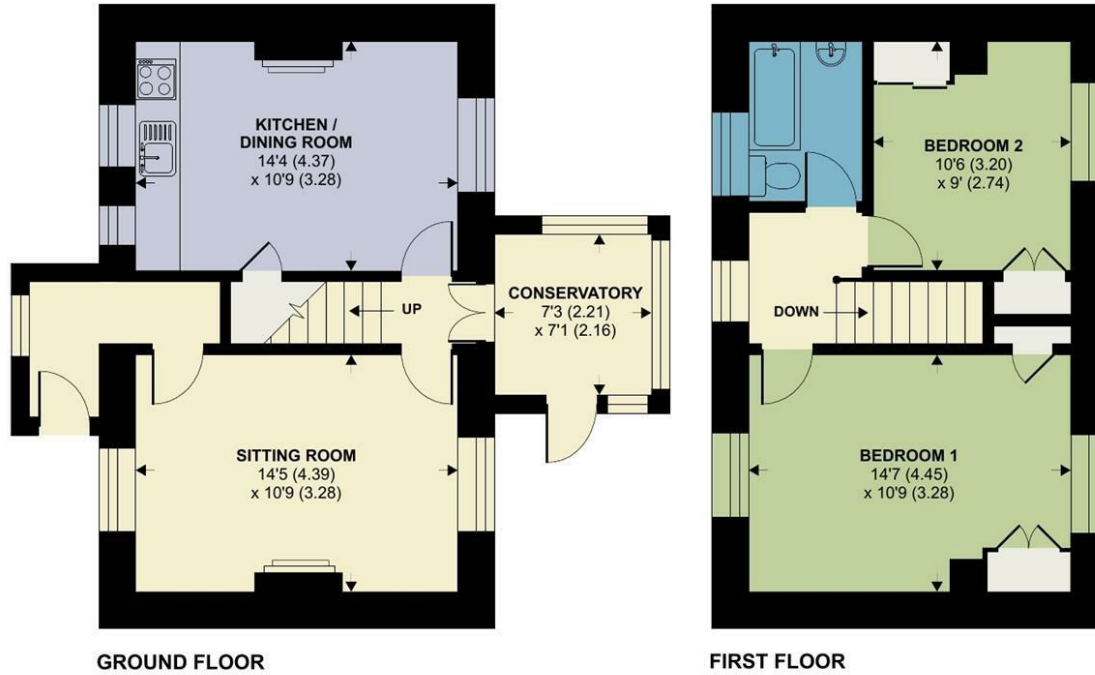


| Energy Efficiency Rating | | Current | Potential |
|---|-------|---------|-----------|
| Very energy efficient (lowest carbon score) | | | |
| A | 1-10 | | |
| B | 11-15 | | |
| C | 16-20 | | |
| D | 21-25 | | |
| E | 26-30 | | |
| F | 31-35 | | |
| G | 36-45 | 38 | 67 |
| How energy efficient is your property? | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |

Clay Lane, Puncknowle, Dorchester

Approximate Area = 833 sq ft / 77.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1134596



Bridport/DME/rev101024



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