



Symonds
& Sampson

Springfield
Puncknowle, Dorchester

Springfield

Puncknowle
Dorchester
DT2 9TF

A two bedroom house located in the popular village of Puncknowle with an enclosed garden, off street parking and a garage.



- Two bedrooms
- Off street parking
 - Garage
- Popular village location
 - No onward chain

Guide Price £270,000

Freehold

Bridport Sales
01308 422092
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THE DWELLING

Believed to have been built in 1986, this two bedroom village house offers well presented accommodation and is positioned at the end of a quiet close on the edge of the peaceful Bride Valley village of Puncknowle.

ACCOMMODATION

The ground floor accommodation comprises of a living room which is located to the front of the property and the kitchen which is to the rear. The living room benefits from an easterly facing picture window which allows in an abundance of natural light making the room feel very light and spacious, with a chimney breast located in the corner of the room. The kitchen overlooks the rear garden and provides space for various modern appliances and has space for a table and chairs.

On the first floor there are two bedrooms and a family bathroom. The principal bedroom is located at the front of the property and provides ample storage whilst the second bedroom is also well proportioned and overlooks the rear garden. The family bathroom provides a bath with a shower over as well as a wc and wash hand basin.



OUTSIDE

To the front of the property there is an area of lawn and a path leading up to the front door. A driveway provides off road parking and access to the attached single garage. The west facing rear garden is enclosed with a patio immediately adjoining the house, providing an ideal area for entertaining during the summer months. Beyond here is an area of lawn bordered by a variety of shrubs and plants, with a gravel pathway leading down to the rear gate.

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.

DIRECTIONS

What3words- [///cookies.gamer.hydrat](#)ion

SERVICES

Mains electricity, water and drainage.

Broadband - Superfast broadband is available.

Mobile phone coverage - Network coverage is limited indoors but good outdoors.

Dorset Council 01305 251010.

Council tax band C

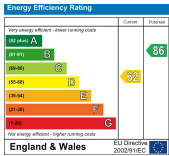
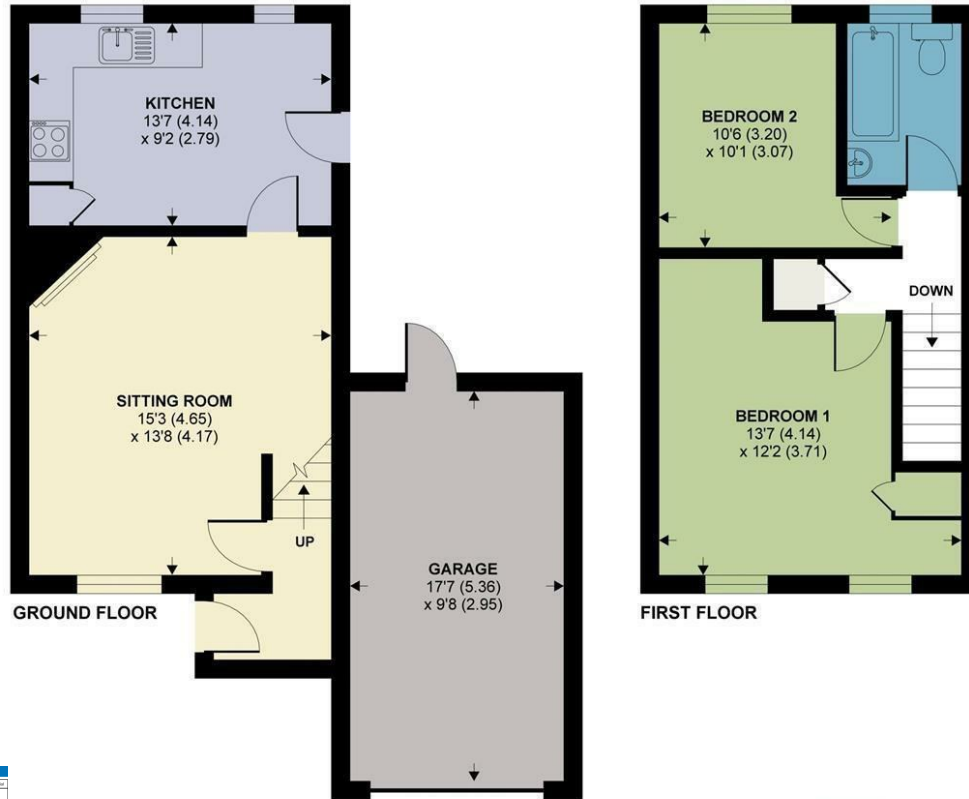
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Springfield, Puncknowle, Dorchester

Approximate Area = 885 sq ft / 82.2 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
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Bridport/DME/Rev131224



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