

Symonds  
& Sampson

Springfield  
Puncknowle, Dorchester



# Springfield

Puncknowle  
Dorchester  
Dorset  
DT2 9TF

A spacious and well kept semi-detached property located in the quiet village of Puncknowle with a west-facing garden and a short drive to the beach.



- Family accommodation
- Peaceful rural area
- Off-road parking

Guide Price £350,000

Freehold

Bridport Sales  
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## THE DWELLING

This three-bedroom home is located in the popular Bride Valley village of Puncknowle and was traditionally built by the well-known local builders C.G.Fry & Son Ltd. Under the current ownership since new, the property has been extended and improved over the years and now provides generous accommodation with all modern amenities and has a west facing garden, a driveway and a garage.

## ACCOMMODATION

The living room is to the front, with a natural stone open fireplace and LPG gas fire providing a focal point. The kitchen/dining room is to the rear and is fitted with a comprehensive range of wall and base units with an integrated electric double oven and gas hob, dishwasher, and space for additional appliances. There is plenty of space for a dining table and chairs to one end, and there is a conservatory off here with double doors onto the garden. An internal door leads from the dining area into the integral garage, which has a useful utility area.

Upstairs there are three generous double bedrooms and a large family bathroom with a walk-in shower. There is scope to create an ensuite bathroom if required.

## OUTSIDE

To the front, the garden is open plan and laid to lawn with a driveway to one side providing parking and access to the garage with a remote-controlled door, power and light. The sunny west facing garden is thoughtfully landscaped, with a paved terrace and a raised timber decking area ideal for al fresco dining and an area of lawn with planted borders.

## 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:///bookshop.weekday.coasting

## SERVICES

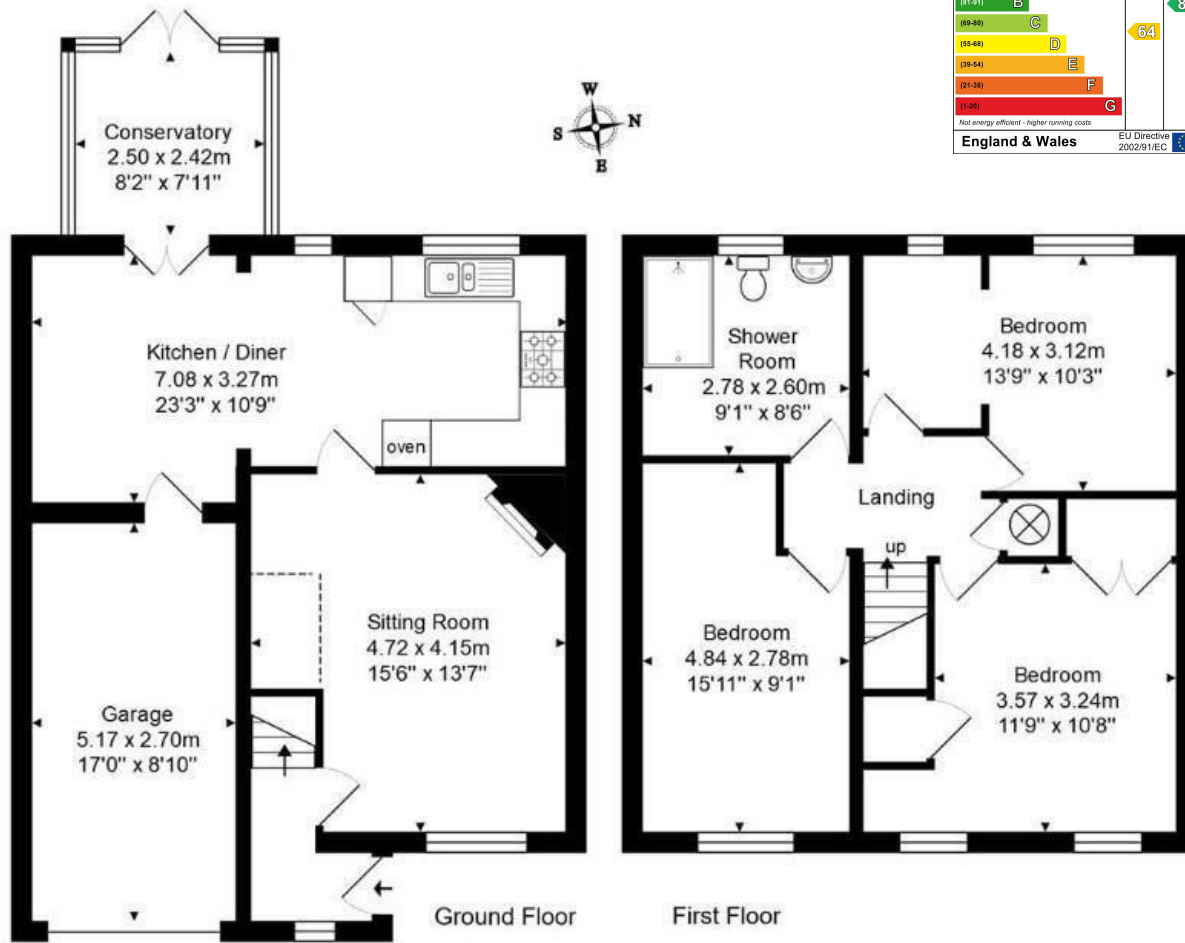
Mains water, electricity and drainage. Electric heating.

Broadband - Superfast broadband is available  
Mobile - Mostly limited coverage indoors and likely outdoors.

Council Tax Band: C (Dorset Council - 01305 251010)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 120.2 m<sup>2</sup> ... 1294 ft<sup>2</sup> (including garage)

Not to scale. Measurements are approximate and for guidance only.

Bridport/DM/12032025



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