



Symonds  
& Sampson

26 Springfield

Puncknowle, Dorchester, Dorset



# 26 Springfield

Puncknowle  
Dorchester  
Dorset DT2 9TF

A well presented 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

Offers In Excess Of £275,000

Freehold

Bridport Sales  
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## THE DWELLING

This two bedroom village house offers well presented accommodation and is positioned in 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/diner which is to the rear. The living room benefits from a feature fireplace with a wooden mantel, tiled hearth and log burner creating a focal point in the corner of the room. The modern kitchen overlooks the rear garden and provides plenty of space for appliances and a dining table and chairs.

On the first floor there are two double bedrooms and a family bathroom. The principal bedroom is located at the front of the property and has fitted cupboards, whilst the second bedroom which also has fitted cupboards, overlooks the rear garden and has countryside views. The family bathroom provides a bath with a shower over as well as a hand basin, WC and heated towel rail.

## OUTSIDE

To the front of the property there is an area of lawn edged with flower borders and a path leading to the front door. To the left of the house is a gated side entrance providing a gravel area for utility bins and a gate to the rear garden. A shared driveway on the left leads to an off road parking

space in front of a single garage. The low-maintenance rear garden is enclosed, with steps down from the back door to a lawn of artificial grass, with a small tree and some shrubs on either side and a rear access gate to the garage and shared parking area at the rear.

## 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:///devoured.error.focal

## SERVICES

Mains electricity, water and drainage. Heating via an array of wall mounted electric heaters and storage heaters. Broadband - Superfast broadband is available. Mobile phone coverage - Network coverage is limited indoors and likely outdoors. (<https://checker.ofcom.org.uk/>) Dorset Council 01305 251010. Council tax band C EPC: D







GROUND FLOOR



1ST FLOOR



GARAGE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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