



Lower Putton Lane  
Chickerell

 **PARKERS**  
PROPERTY CONSULTANTS & VALUERS



This well-presented three-bedroom family home, situated in the popular town of Chickerell, offers extended living accommodation, converted loft room and external, brick-built outbuilding with en-suite facilities. Furthermore the property has a south facing rear garden with rear gated pedestrian access. EPC rating D.

Despite having grown considerably in recent years, Chickerell, retains the community feel of a village. The highly popular Bennetts Water Gardens are located nearby and offer a stunning collection of Water Lillies, Monet Style Japanese Bridge, Woodland Walks, Tropical House, Café and Museum. The Fleet Lagoon, a beautiful spot, forms part of the Jurassic Coast World Heritage Site.

Nearby Weymouth is a beautiful seaside town just 7 miles south of the County town of Dorchester. Its charming harbour, sandy beaches, historic Nothe Fort and superb National Sailing Academy attracts numerous visitors each year. Weymouth is home to several nature reserves and a wealth of amenities, including schools, doctors, dentist, library, and supermarkets. The town hosts an exciting and varied year-round events programme including the Seafood Festival, Beach Motorcross, Quayside Music Festival, Summerfest Music Festival and annual carnival. There are regular bus services to neighbouring towns and a mainline trainline to Bristol Temple Meads and London Waterloo.



Entrance to the property is gained via a front porch, the perfect area to decant outdoor wear. A further part-glazed door offers access to the hallway with stairs rising to the first floor and access to the living accommodation. Wood flooring flows through to the kitchen and dining areas.

The kitchen/diner is extended, creating the perfect space for modern living. The kitchen has modern wall and base level units with work surfaces over and a stainless-steel sink and drainer with mixer tap. There is an electric double oven with five ring gas hob and extractor hood over. Space is provided for additional appliances. The dining area has bi-fold doors providing direct access to the garden and a ground floor WC.

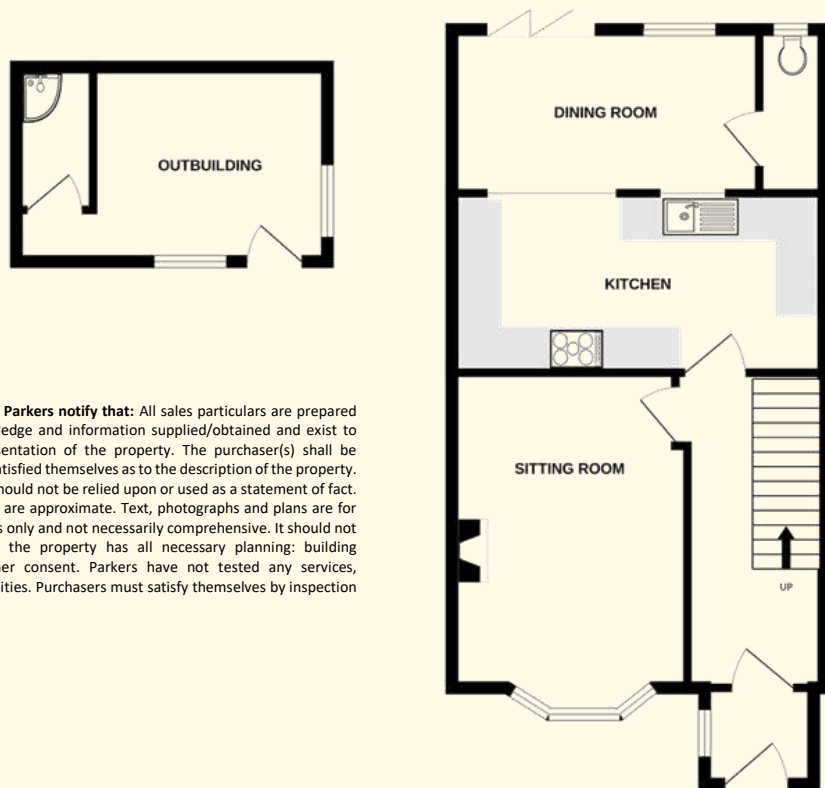
The sitting room has a cozy feel with a front aspect bay window and a fire-place housing a wood burning stove.

The style and presentation continues to the first floor where the three bedrooms, two double and one single, and family bathroom are situated. Bedroom one benefits from fitted wardrobes and a front aspect bay window. Further stairs rise to a converted loft room, utilised as a bedroom, with rear aspect Velux window and eaves storage housing the central heating boiler.

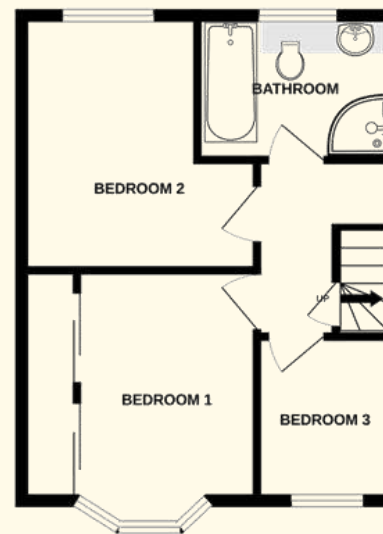
The stylish bathroom is fitted with a modern suite consisting of a panel enclosed bath, separate shower cubicle, WC and wash hand basin with storage beneath. The room is finished with fully tiled walls and mosaic tiled flooring.

Externally, there is a south facing garden with area of patio abutting the property and lawned area bordered by raised flower beds. To the rear of the garden there is a brick-built outbuilding with vaulted ceiling and en-suite facilities, perfect for a home office or additional living accommodation.

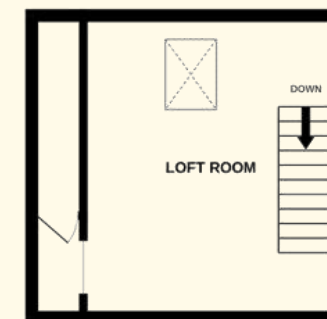
**GROUND FLOOR**  
665 sq.ft. (61.7 sq.m.) approx.



**1ST FLOOR**  
384 sq.ft. (35.7 sq.m.) approx.



**2ND FLOOR**  
194 sq.ft. (18.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1243 sq.ft. (115.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Important notice: Parkers notify that:** All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Services:**

Mains electricity, water and drainage are connected.  
Gas fired central heating.

**Room Dimensions:**

Sitting Room	14'05" x 10'10"	7.06m x 5.18m
Kitchen Area	17'00" x 8'03"	5.18m x 2.51m
Dining Area	14'01" x 7'06"	4.29m x 2.29m
Bedroom One	10'11" x 8'05"	3.33m x 2.57m (to wardrobes)
Bedroom Two	11'09" x 7'10"	3.58m x 2.39m
Bedroom Three	7'05" x 6'05"	2.26m x 1.96m
Loft Room	13'10" x 11'11"	4.22m x 3.63m
Outbuilding	8'11" x 12'10"	2.72m x 3.91m

**Agents Notes:**

The rear extension and outbuilding do not have building regulations. We would advise that you consult your solicitor regarding this.

We understand the property is not currently registered at the Land Registry. This is the case with many properties in England and Wales. Your conveyancer will undertake any necessary steps in this instance.

**Local Authorities:**

Dorset Council,  
County Hall,  
Colliton Park,  
Dorchester,  
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is C.