



Weatherbury Place
Puddletown



This stunning, detached modern home is situated in a quiet cul-de-sac location, within the village of Puddletown and boasts a wealth of well-presented accommodation that has been improved by the current owners. Accommodation includes a large open-plan kitchen/diner with separate utility room, sitting room, four double bedrooms with an en-suite to the main bedroom, family bathroom and ground floor WC. Externally, the home enjoys a generous enclosed garden, single garage and off-road parking for two cars. EPC rating B.

The village of Puddletown boasts a range of local facilities, including a church, a wonderful village shop with Post Office, a Public House, GP Surgery with Pharmacy, a vet, a book shop, two schools and access to Puddletown forest for walking. The county town of Dorchester is about 5 miles to the south and provides an extensive range of shopping, business and recreational facilities. Other towns within easy reach include the coastal town of Weymouth, about 13 miles, Sherborne, about 18 miles and Blandford Forum, about 12 miles.



An entrance door leads to the property's hallway with access granted to the kitchen/diner, sitting room and WC. An under-stair storage cupboard is also located in the hallway.

The open-plan kitchen/diner lends itself perfectly to modern living with space for dining and living furniture. An island creates a breakfast bar area and a set of French doors open directly onto the rear garden. The kitchen area has been fitted with a range of white 'shaker style' wall and base level units with quartz worksurfaces over and tiled splash back. Neff integral appliances include a double oven and grill, four-ring induction hob with extractor hood above, fridge-freezer and dishwasher.

A separate utility room offers a further sink and drainer with mixer tap, storage and space for additional appliances. A door gives internal access to the garage.



The sitting room extends almost the full length of the property and features oak herringbone flooring and receives a cosy feel with central fireplace housing the wood burning stove.

The style and presentation continues to the first floor with wrap around landing providing access to all rooms.

All bedrooms are double in size whilst the main bedroom further benefits from fitted wardrobes and en-suite facilities consisting of a double walk-in shower, WC, heated towel rail and wash hand basin.

The family bathroom is fully tiled and is furnished with a suite including a panel enclosed bath, shower cubicle, WC and wash hand basin with vanity storage below.

Agents Notes:

Please note 'Weatherbury Place' is a private road.

Flood Risk:

Surface water – Very low risk.

Rivers and the sea – Very low risk.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

Services:

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

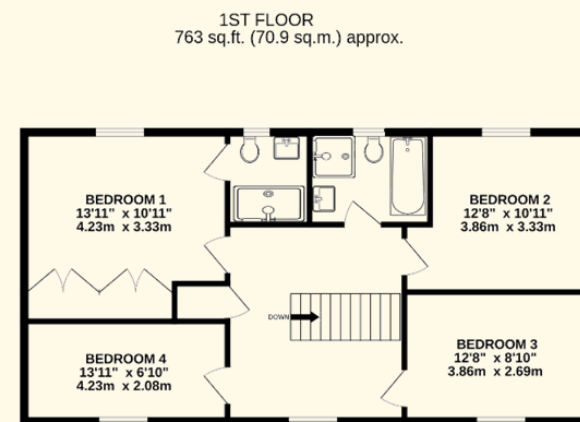
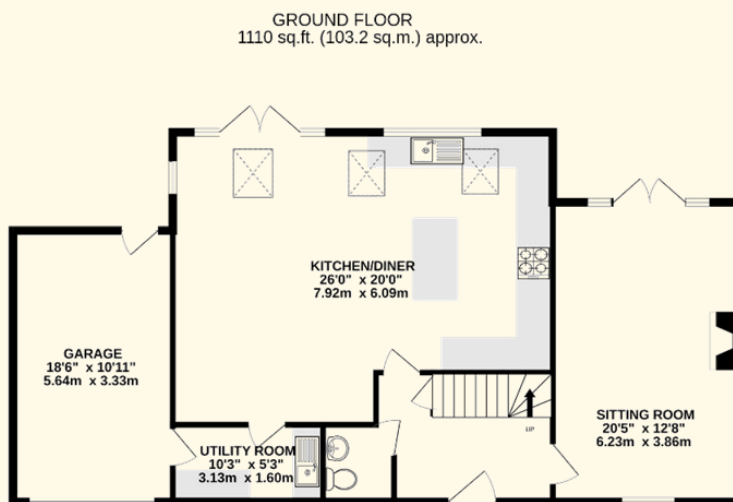
Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

We are advised that the council tax band is F.

Outside:

Externally, the home has a sizeable rear garden which is predominately laid to lawn, with an area of patio abutting the property. A decking area creates an ideal space to place either outdoor living furniture or house a BBQ/outdoor kitchen. The single garage has light, power and an up and over door. Off-road parking for two cars is also offered.



TOTAL FLOOR AREA : 1873 sq.ft. (174.1 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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