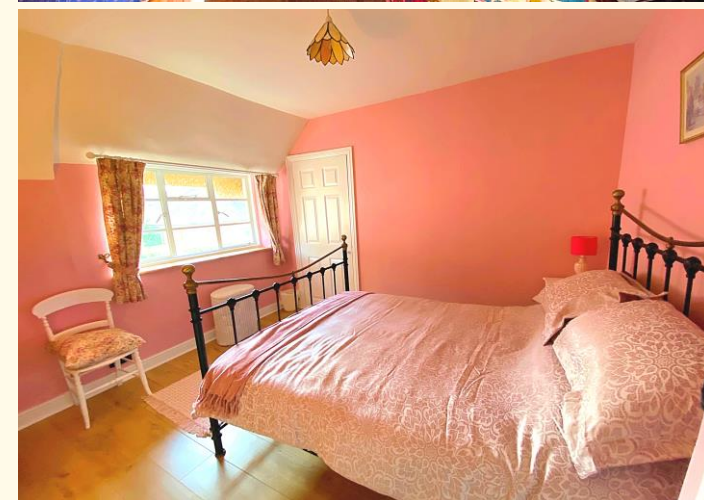




Troy House
Puddletown



OFFERED FOR SALE WITH NO ONWARD CHAIN, constructed in the mid-18th century, this characterful and charming Grade II listed, thatched property located within a conservation area in the popular village of Puddletown. Accommodation comprises of two bedrooms, kitchen/diner, living room, ground floor WC and family bathroom. The property is impressively featured on the village sign for Puddletown.

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 vets, 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.



Enter the property into a spacious hallway offering access to the living room. The room features oak flooring throughout and offers attractive exposed wooden beams and ample natural light with double aspect of the surrounding street. Previously a shop, the shop door still remains and is still in use.

Descend the staircase to the lower ground floor where the kitchen and understairs cloakroom with WC and hand basin. The kitchen is well equipped with a variety of wall and base level units with oak worktops. There is a 1½ bowl sink with mixer tap and drainer, electric cooker and the additional feature of a kitchen island which will remain. The vendors will also be leaving a fridge, freezer, dishwasher and washer/drier.

Ascend the stairs from the ground floor to access the two bedrooms, both double in size, and the family bathroom.



Bedroom one impressively boasts an attractive Venetian front aspect window with exposed brick. The room features oak flooring throughout and has the advantage of a spacious built in wardrobe. Adding to the abundance of character, the original fireplace is maintained, however it is no longer in use.

Bedroom two is a good sized double and additionally offering built in storage.

Completing the first floor, the modern fitted family bathroom includes a panel-enclosed bath with overhead shower, WC, wash basin and bidet. The room is finished with fully tiled walls and cork flooring.

There is a small courtyard at the front of the property providing an area for outdoor seating.

Flood Risk:

Surface water – Very Low Risk

Rivers and Sea - Very Low Risk

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

Services:

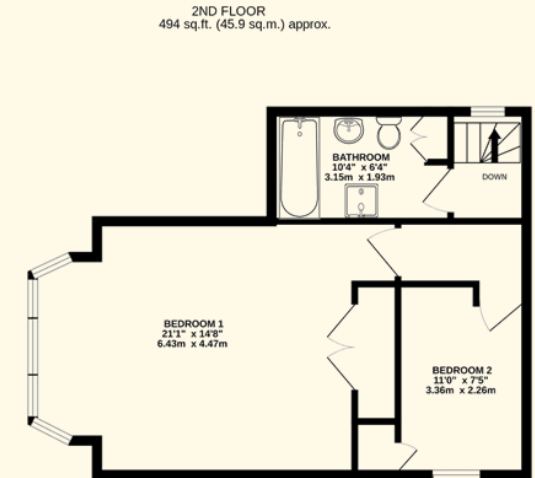
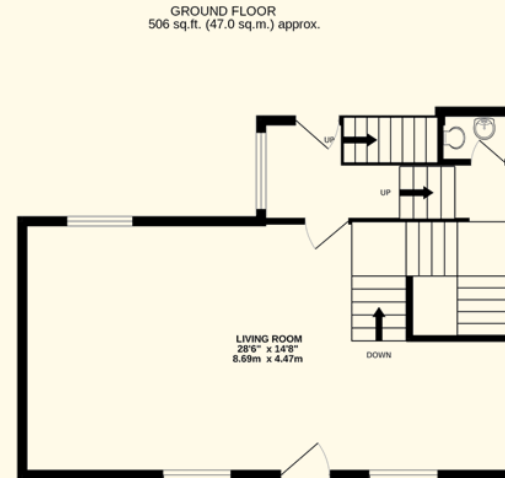
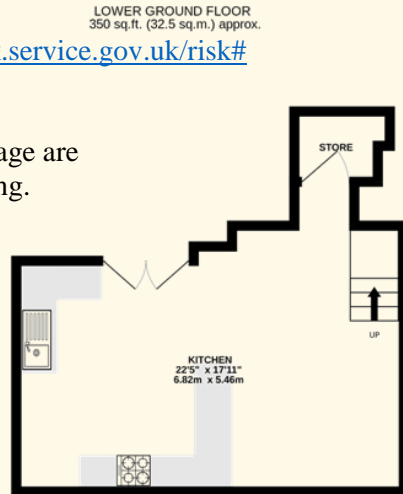
Mains electricity, water and drainage are connected. Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is E.



TOTAL FLOOR AREA : 1350 sq.ft. (125.4 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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