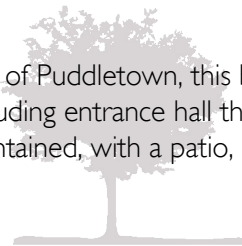




## Mill Street, Dorchester

Set within a conservation area, and situated in the heart of the popular village of Puddletown, this beautifully presented characterful home offers a blend of period charm and practical modern living. The property offers living space across two floors, including entrance hall through to the living and dining rooms, kitchen and utility, three bedrooms, and a modern family bathroom. The west-facing rear garden is private and well-maintained, with a patio, lawn. EPC rating D.



Asking price £295,000

### Situation

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.

### Ground Floor

Entrance to this charming cottage is via part glazed door into a generous sized entrance hall, a great place to decant shoes and coats and offering access to a W/C and the sitting room.

### W/C

The downstairs W/C offers a white suite with separate hand basin and built vanity beneath. The room is finished with part-tiled walls.

### Living Room

An opening takes you through to a characterful living space featuring original beams, a log burner with mantle and brick surround, A gas heated radiator, which continues throughout the home. There are two windows allowing plentiful natural light and the room is finished with neutral décor. A wooden door offers access to the dining room and there is a staircase leading up to the second floor.

### Dining Room

The charming wooden beams continue through to the dining room where there is plenty of space for a dining table. There is a fitted wooden bench set back into the wall and half wall panelling, adding to the wonderful character of the property. The room is filled with plenty of natural light thanks to the large window and light décor. The dining room offers access to both the kitchen and utility.

### Kitchen

The kitchen is fitted with a comprehensive range of wall and base level units and worksurface over. There is a free standing Gourmet classic double oven with extractor hood over, and a stainless steel sink with mixer tap. The room is finished with part tiled walls and a door offering access and views to the rear garden.

### Utility

The utility room, with exposed white stone walls, offers space and plumbing for a washing machine and tumble dryer, as well as a full-size fridge freezer. A large window provides ample natural light and overlooks a versatile, sheltered outdoor area providing storage for outdoor furniture.

### Landing

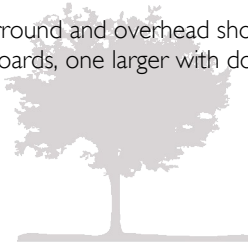
The landing offers plentiful storage solutions via generously sized integral mirrored wardrobes, and providing access to all bedrooms and family bathroom.

### Bedrooms

There are three bedrooms at this lovely home, bedroom one is of double size and offers a dual aspect, the second bedroom is also of great size, providing ample space for a double bed and additional furniture. The third bedroom is single in size and offers a cupboard housing the boiler.

### Bathroom

The modern family bathroom features a white suite comprising panelled bath with a tiled surround and overhead shower, WC, wash hand basin, and heated towel rail. At the rear of the room, you'll find two generously sized storage cupboards, one larger with double doors and another with a single door. The space is finished with part-tiled walls.





### Garden

To the rear of the property is a fully enclosed and private west facing garden. A patio area abuts the property offering space for garden furniture. Steps rise to the lawned area surrounded by brick and wood fencing. To the rear of the garden is a metal shed with thoughtfully fitted roof that allows in plenty of light, additionally there is an option for power via a capped electricity point. The fencing provides a rear gate accessing a pathway to the high street.

### Agent Notes

We are advised there is a path beyond the rear of the property offering a right of access.

### Services

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

### Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

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

### Mobile and Broadband

At the time of the listing, standard and superfast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>

### Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

We are advised that the council tax band is B.

### Stamp duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

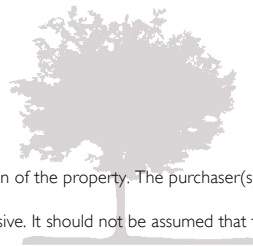
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>



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.





## Mill Street, Puddletown, Dorchester, DT2

Approximate Area = 1047 sq ft / 97.2 sq m

For identification only - Not to scale

