



Trent Meadows
Puddletown



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This wonderful Grade II listed property offers a great opportunity to acquire a unique residence favourably nestled within Puddletown, a desirable village that enjoys a vibrant community and many social and sporting opportunities. The property occupies the Northern part of a Grade II listed building of brick construction under a slated roof. It has a 1960's extension with cavity insulation to the northern half of the building and slate cladding to the North Walls adds additional protection and character.

This substantial five bedroom semi-detached family home enjoys an abundance of character features and is presented to an extremely high standard throughout, complementing the style of the property perfectly. The property boasts a beautiful walled garden to the rear that provides a lovely space to enjoy its position and tranquil setting. There is also a double garage, outbuildings, a secret vegetable garden and ample off-road parking. EPC rating D.

**Accommodation:**

The property boasts four reception rooms, five generously sized bedrooms, shower room, bathroom and downstairs cloakroom/utility plus additional sundry spaces.

The open plan nature of the kitchen, dining and family areas take full advantage of the delightful views down into the garden, making them the ideal space for both entertaining and raising a family, whilst the sitting room with its original shuttered windows and open fire offers a delightful space to snuggle into on a cold winter night or to find 'quiet time'.

Although quite central to the village, Trent Meadows is tucked away down a private drive and well screened by a high brick wall and a tall yew tree hedge. The garden is walled on two sides and offers tall hedging and trees on the third making it very secluded. There are two interlinking lawned areas separated by a pagoda and shrubbery with paths to the centre and each side. The garden attracts many birds and houses productive apple, pear and plum trees. A particular delight is the ancient door towards the end of the garden leading through the old garden wall into what is known as the 'secret garden'. The Secret Garden was formerly the piggery and hen houses and is now used for very productive soft fruit growing and log storage.

History:

Ilington Lodge is said to have been built in the early 19th Century and appears to have been occupied for much of its time by the village doctor. During the war years it was owned by General Thompson. It is said that senior officers were billeted at Trent Meadows in preparation for D Day and families within the village recall Sir Winston Churchill staying here. At that time it was a large house within the village having its associated walled vegetable garden, orchard and meadows to graze and feed the horses. The stable block, cart shed and tack room survive and form a linked building now used for garaging etc. Post war there was a period when Ilington Lodge was operated as a Guest House before being sold and divided into three units in the late 1950s. At about that time the meadows were separated and the orchard sold for development.



Notes from the owner:

"Formerly known as Ilsington Lodge, it has been our much loved home for nearly 30 years and been a wonderful house in which to bring up our family. There has been space for all when friends come round to play. The historic feel and character of the building with high ceilings through much of the house and little details that give a nod to its past make it a building we never tire of. Visitors frequently comment on the warm, welcoming and comfortable feel of the house, and on hot summer days how cool and airy it is indoors".

Room Dimensions:

Sitting Room	5.82m x 4.45m (19'01" x 14'07")
Dining Hall	5.82m x 4.29m (19'01" x 14'01")
Kitchen/Diner	5.51m x 5.36m (18'01" x 17'07")
Family Room	5.36m x 3.68m (17'07" x 12'01")
Studio/Workshop	5.18m x 4.04m (17'0" x 13'03")
Bedroom One	4.85m x 3.66m (15'11" x 12'0")
Bedroom Two	4.80m x 3.40m (15'09" x 11'02")
Bedroom Three	4.17m x 3.20m (13'08" x 10'06")
Bedroom Four	4.17m x 2.84m (13'08" x 9'04")
Bedroom Five	3.12m x 2.90m (10'03" x 9'06")

Agents Notes:

Please note that there is a covenant on the property stating that it cannot be used as a business or Bed and Breakfast. There is a 26' cellar under the kitchen and a 23' deep well under the garage.

Please be aware that there are Tree Preservation Orders on some of the trees situated in the rear garden.

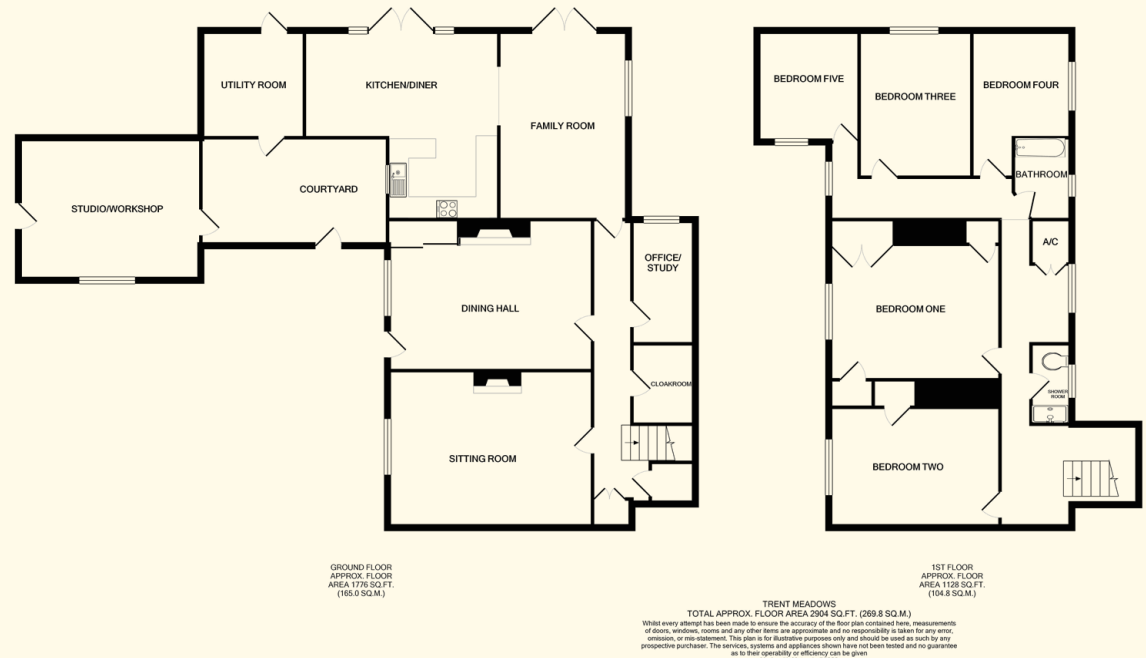
Services:

Mains electricity, water and drainage are connected. Gas fired central heating. Broadband is also available. There are Solar panels on the shed with Feed in Tariff that generates an income of £1400 to £1500 per year.

Local Authorities:

Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ Tel: 01305 211970.

We are advised that the council tax band is F



The village of Puddletown boasts a range of local facilities, including a wonderful village shop with Post Office, Doctors and vets, a butchers, a book shop, two schools and access to Puddletown forest for walking and mountain biking. The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities including a cinema, County museum, leisure centre, Borough Gardens, a choice of many excellent public houses and restaurants and offers easy access to Bournemouth and the M3. The town has two main employers, namely the Dorset County Hospital and the Dorset County Council. There are major train links to London Waterloo and Bristol Temple Meads and regular bus routes to adjoining towns. It also falls within the catchment area of OFSTED 'outstanding' local schools, including Thomas Hardy.

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.