



6 The Stables, Walpole Court, Orford Street, Puddletown, Dorchester, Dorset DT2 8TJ

An attractive two- bedroom first floor apartment created from the former stables of a 17th century country house.

**Double aspect
sitting Room**

Dining Room

Kitchen

Two Bedrooms

Ensuite bathroom

Bathroom

Garage nearby

**150 year Lease from
1983 (Stables)**

No Ground Rent

55+ Age Covenant

The Property

6 The Stables is an attractive and thoughtfully designed first floor apartment, part of the former stables of historic Ilsington House nearby. The property combines comfortable, modern accommodation with a wealth of character.

The sunny sitting room has a lovely double aspect, with views towards the House and gardens. Double doors lead out into the dining room / entrance hall and the kitchen has a range of fitted units and integrated washing machine and fridge and freezer. Both bedrooms have large built-in wardrobes. The master bedroom, has a washbasin and WC en-suite facilities. The bedrooms are served by a bright, modern bathroom.

There is electric storage heating and double glazing and secondary glazing plus a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

Guide Price: £215,000 (Leasehold)

Directions to Walpole Court

From the A31 and at the junction with the A354 turn south along The Moor towards Puddletown. If coming west when you exit the dual carriageway the turning to The Moor is the first turning on your left. Pass the turning to Long Lane on your right and then Druce Lane on your right.

Cross the River Piddle and first left into Blackwater past Catmead on your right. Continue into Mill Street and turn left into Orford Street and the road terminates in a sweep to the front of the development.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01305 848 407 / 07384 112 385 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



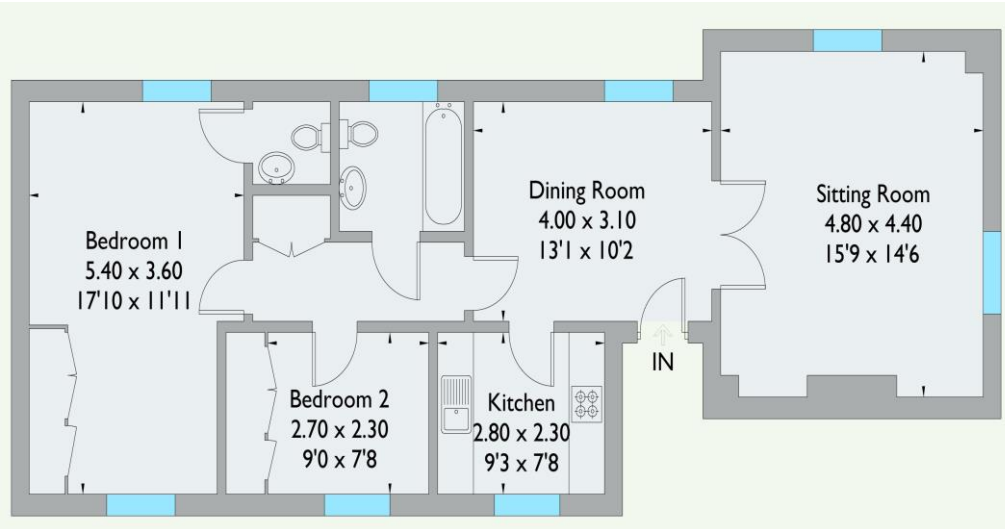
Bedroom 1



Bedroom 2



Bathroom



Communal Gardens

Approximate Gross Internals: 79.6 m² / 857ft² Service Charge: £6816 pa Energy Performance Rating: N/A Council Tax Band: E

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Walpole Court

Walpole Court is built in the former stables and walled garden of 17th-Century Ilington House, home to the first Lord Walpole. An impressive archway leads into an attractive garden courtyard surrounded by delightful cottages, beyond which are the stables and coach house, now converted into delightful cottages and apartments.

Pretty Puddletown is just a short walk away and offers a doctors' surgery, library, post office/grocery store, bookshop and The Blue Vinny, the pub named for the local cheese of the same name. The town has many links with the writer and poet Thomas Hardy, and it is claimed that Puddletown was the inspiration for Weatherbury in 'Far from the Madding Crowd'. There are plenty of activities for all interests, including the Puddletown Plodders who make regular forays into the surrounding countryside. Dorchester, with its cinemas, bars and bistros, interesting museums, glorious gardens and river walks, is not far away, and the incredible beaches at Lulworth, Chesil and Weymouth Coves can be reached within 30 minutes.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance


24 PROPERTIES
BUILT 1983-85


RESIDENT
ESTATE
MANAGER


GUEST
SUITE


LAUNDRY
FACILITY


GARDENER



The Courtyard at Walpole Court



Puddletown High Street



Lulworth Cove



Thomas Hardy's Cottage (NT)

Cognatum Property Limited, Pipe House,
Lupton Road, Wallingford, Oxfordshire OX10 9BS
T: 01491 821170 E: property@cognatum.co.uk
www.cognatum.co.uk



RETIREMENT IS OPTIONAL