



Symonds
& Sampson

Greenacre

Hoopers Lane, Puncknowle, Dorset

Greenacre

Hoopers Lane
Puncknowle
Dorset DT2 9BE

GUIDE RANGE £700,000 - £750,000 Detached property in the quiet village of Puncknowle with wonderful far reaching views over the Bride Valley.



- 3/4 Bedrooms
- Beautifully presented throughout
 - Versatile accommodation
 - Generous private garden
- Stunning countryside views
 - Outbuildings
- Parking for 6 cars plus



Guide Range £700,000 - £750,000

Freehold

Bridport Sales
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THE PROPERTY

Greenacres is believed to have been built in the 1950's to take full advantage of its position to the centre of Bride Valley, taking in some wonderful far-reaching views. Its large plot has allowed the property to be enlarged and remodelled to create some beautifully appointed spacious accommodation that can be used in any number of ways. It really is a very polished property indeed!

The property is conventionally arranged with a porch leading through to a central hallway with, to one side, a cloakroom/bathroom and doors through to the main living spaces and bedrooms. The kitchen, that flows through to garden room, is undoubtedly the daytime living hub of the house with a beautifully fitted contemporary kitchen and a dining area to one end overlooking the garden. Integral appliances include an induction hob and an electric double oven with warming tray with space for a fridge/freezer and a dishwasher. The best of the views can be enjoyed from the garden room with double doors onto the gardens to one side, while to the other side of the kitchen is the sitting room. The sitting room has a focal point of an open fireplace and a second set of double doors onto the garden. On the ground floor there are two bedrooms, one of which is used currently as a formal dining room. On the left hand side of the property is a useful utility room that has an array of cupboards including an airing cupboard with a door to the

garden to one end and a door to the front drive to the other.

Upstairs there are two further bedrooms, one of which has an en-suite shower room. The property is in immaculate decorative order throughout, has oil fired central heating, UPVC double glazing and a pressurised hot water system while continuity is maintained throughout much of the ground floor with the use of some lovely Karndean flooring and oak doors.

OUTSIDE

To the front of the property, double gates that are flanked by rendered walls lead through to a substantial area of parking and turning for a number of cars, which is laid to stone chippings and edged by mature herbaceous and shrub planting. To the right hand side of the property, double gates lead through to a second area of parking besides which there is storage buildings and a greenhouse. Running along the rear of the property there is a substantial paved terrace with steps up to the main body of the garden that is for the most part laid to lawn and enclosed by mature hedge and timber fencing. To one corner of the garden there are two substantial sheds while behind the greenhouse there is a vegetable growing area.

SERVICES

Mains electricity, water and drainage. Oil fired central

heating.

Broadband - Superfast broadband is available.

Mobile phone coverage - There is mobile coverage in the area, please refer to Ofcom's website for more details.

EPC: D

LOCAL AUTHORITY

Dorset Council: 01305 251010

Council Tax Band: E.

SITUATION

Puncknowle is situated in the sought-after Bride Valley, and has an active community with public house, village hall and church. Within the Bride Valley there are several local groups and activities and the sea is just over a mile away. The village is in the West Dorset AONB and there are good walks from the village in the surrounding countryside. Bridport is approximately 6 miles away along the scenic coast road, and is a bustling and vibrant market town. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. The county town of Dorchester and the seaside resort of Weymouth and Lyme Regis are easily reached and have a further selection of shops and amenities. There are water sports and golf at West Bay and Hive Beach is a couple of miles away. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester and Sherborne.





Hoopers Lane, Puncknowle, Dorchester

Approximate Area = 1606 sq ft / 149.2 sq m

Outbuilding = 160 sq ft / 14.8 sq m

Total = 1766 sq ft / 163.9 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus+ A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1136118



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