



Springfield
Puncknowle
£485,000 Price Guide



This beautifully presented, Purbeck stone, four/five-bedroom detached home offers spacious and highly versatile family living. Occupying an impressive cul-de-sac position within the highly sought-after Bride Valley village of Puncknowle, the property enjoys sweeping, far-reaching countryside views across the valley to the front and a sunny south-facing garden backing onto open fields at the rear. This exceptional home features a generous reception room, conservatory, a ground-floor w/c, and three bathrooms, including an ensuite to the principal bedroom and a ground-floor shower room serving the versatile fifth bedroom. This privately accessed space is ideal for use as guest accommodation, a home office, or for continued use as a holiday let. Further benefits include a single garage and a private driveway providing ample off-road parking. EPC Rating E.

Puncknowle is a peaceful, community-driven village tucked inside a designated Area of Outstanding Natural Beauty. The village lifestyle centres around a historic thatched public house, a local church, and an active village hall. The stunning World Heritage Jurassic Coastline and Chesil Beach are just a few miles away at West Bexington, offering immediate access to coastal paths and country walks right from your doorstep. The vibrant market town of Bridport is only 6 miles away, providing an exceptional mix of independent boutiques, supermarkets, and a modern leisure centre. For commuters, the regional hubs of Dorchester and Weymouth are approximately 12 miles away, both providing direct mainline rail infrastructure links to London.



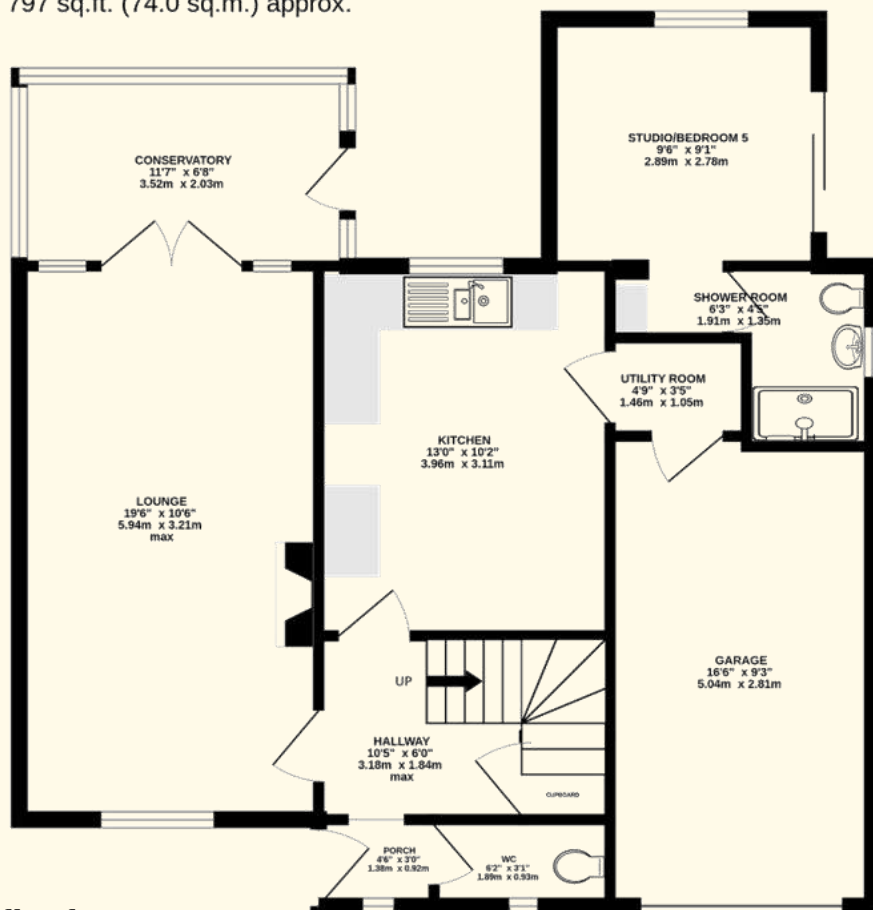
The home welcomes you through a part-glazed door into a porch, with additional access to a w/c and stairs to the first floor. The generously sized lounge spans the length of the home, with dual-aspect windows showcasing the idyllic valley views. A striking exposed stone fireplace and original parquet flooring create a charming focal point, while double doors enhance the living space by opening into the bright conservatory with direct access to the rear patio.

The modern kitchen/diner features beautiful slate flooring, attractive wall and base units with work surface over, and access to a utility space and garage. Upstairs, the landing provides access to all first-floor accommodation. The principal bedroom enjoys sweeping countryside views and benefits from en-suite shower room. Two further double bedrooms and a versatile single bedroom, ideal as a home office or nursery, are served by a family bathroom comprising a panel-enclosed bath, wash hand basin with vanity unit under, and WC.

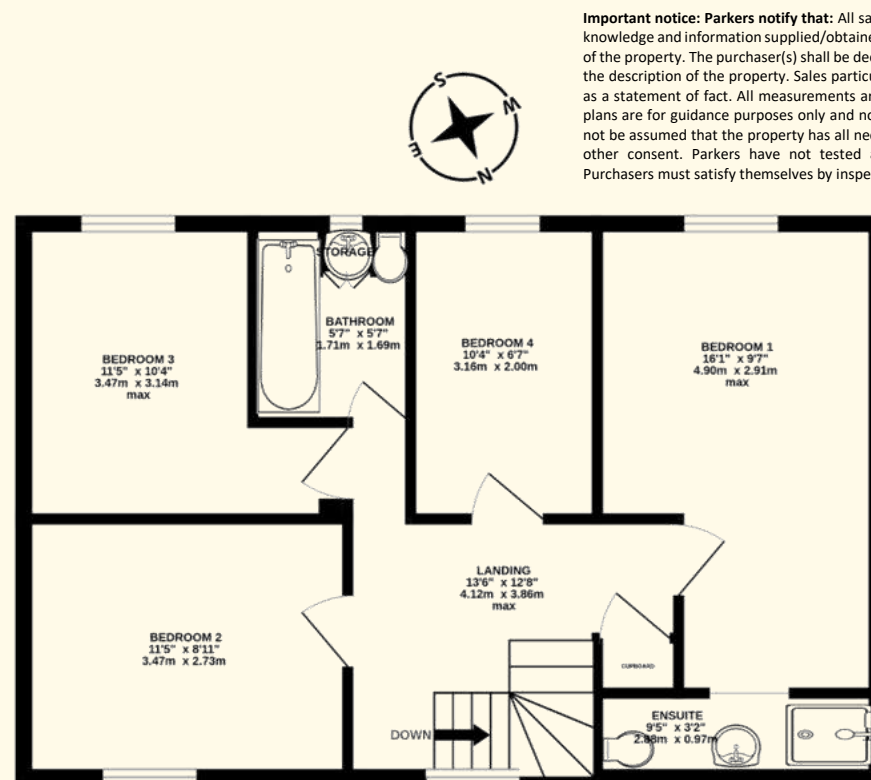
The 'Bolt Hole' is a thoughtfully converted space accessed via its own external private patio doors. It offers an excellent opportunity for use as a fifth bedroom or studio-style accommodation, making it ideal for multi-generational living. The space also benefits from an en-suite shower room. For the past six years, it has been successfully operated as a lucrative Airbnb, presenting an excellent income-generating opportunity for prospective purchasers.

Outside, the property enjoys a stunning countryside setting. The front garden features a mature lawn and a private driveway with parking for up to four vehicles, while a secure side gate leads to a dedicated garden area for guests. The south-facing rear garden is beautifully presented, backing onto open fields, and features a generous paved terrace, natural stone retaining walls, and steps leading to a well-maintained lawn.

GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



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.

TOTAL FLOOR AREA : 1380 sq.ft. (128.2 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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Broadband:

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

Mobile phone service varies dependent upon your provider.

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

Flood Risk:

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

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

Services:

Mains electricity, water and drainage are connected.
Night Storage and Electric central heating.

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>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Council Tax Band D.