



**Connells**

The Courtyard  
Puddletown DORCHESTER

## Property Description

Stunning two bed house in a private residential complex for the over 55's. The property is centred around an attractive courtyard setting and was created in 1986 by the English Courtyard Association (now Cognatum Estates) on the site of the former stables and walled garden of Ilington House. The current owners have modernised the property to an extremely high standard with fine attention to detail. Comprising a generous size lounge, dining room with French doors leading onto the garden, kitchen, downstairs WC, two double bedrooms one with ensuite and a main bathroom. The property further benefits from plenty of storage, a garage and a guest suite which is an additional cost. Estate Managers live on site and are responsible for the day to day management with an annual service charge which covers the costs of on-site managers, communal facilities, alarm services, water charges, maintenance of the grounds, buildings window cleaning, external lighting, building insurance and a contribution to a reserve fund.

### Entrance Hall

Door to front, electric heater, stairs to the first floor with understairs storage and doors leading to the cloakroom and the lounge.

### Cloakroom

Wash hand basin, WC, electric towel rail, plumbing for tumble drier and washing machine, extractor fan and door to the entrance hall.

### Lounge

19' 2" x 11' 1" ( 5.84m x 3.38m )

Double glazed window to the front, electric radiator, telephone point, television aerial socket, doors to the hallway and to the kitchen and double doors leading into the dining room.

### Dining Room

9' 1" x 10' 7" ( 2.77m x 3.23m )

Double glazed window and door to the rear, electric radiator, and double doors into the lounge.

### Kitchen

12' 11" x 8' 8" ( 3.94m x 2.64m )

Double glazed window and door to the rear, fitted kitchen with wall and base units, work surfaces with stainless steel sink and drainer and water softener, double integrated eye level electric oven and separate induction hob with cookerhood over, integrated fridge/freezer and dishwasher, electric heated towel rail, ceiling lights, consumer unit and door to the lounge.



## First Floor Landing

Stairs from entrance hall, electric heater and doors leading to both bedrooms and bathroom.

## Bedroom 1

14' 8" x 11' ( 4.47m x 3.35m )

Double glazed window to the rear, fitted wardrobes, electric radiator, television aerial socket and door to ensuite.

## Ensuite

Shower cubicle, wash hand basin, WC, shaver point with light and mirror, extractor fan and door into bedroom.

## Bedroom 2

12' 10" x 15' 2" ( 3.91m x 4.62m )

Double glazed window to the front, built in wardrobes, an electric heater and a television aerial socket.

## Bathroom

Double glazed velux window, a walk in shower, wash hand basin, WC, mirror with shaver point, electric radiator, extractor fan, airing cupboard and door to the landing.

## Outside Space

### Rear Garden

Paved patio and raised beds with space for chairs to enjoy alfresco dining or a morning coffee.

### Garage

17' 7" x 8' 6" ( 5.36m x 2.59m )

A garage in a bloc for the parking of one vehicle.

## Communal Facilities

The property is found in an attractive Courtyard setting, built in 1985 where the Victorian greenhouses of Ilsington House once stood. Facing the property are the former stables built in 1868 with an attractive bell tower.

The grounds also include a pergola garden, a pear tree walk, and a landscaped garden with a garden room, which is used for social events and monthly activities.

There is a laundry room on site and guest accommodation in a guest suite.

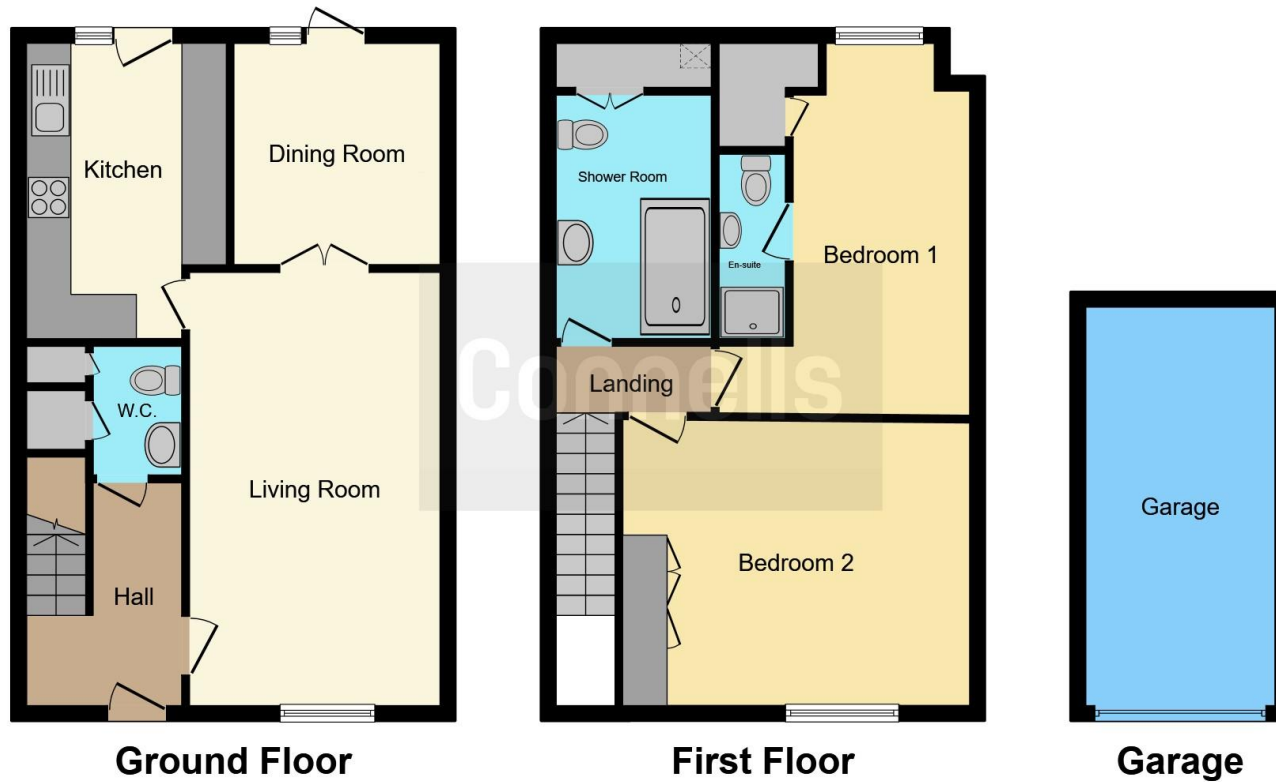
## Agents Note

Management Services are provided by Cognatum Estates, a not for profit organisation, with estate managers who live on site and are responsible for the day to day management of the estate. The estate managers and the two relief managers provide support and help to residents when needed all year round.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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3 High West Street  
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EPC Rating: E Council Tax Band: E

Service Charge: 6816.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DCH309287](http://connells.co.uk/Property/DCH309287)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 24 Jun 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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