



Princes Court, Dorchester

OFFERED WITH NO ONWARD CHAIN and set within a designated conservation area, this two-bedroom, freehold property is situated within a popular over 55's development within the village of Puddletown. Accommodation is over three floors, comprises a kitchen, a utility and w/c, lounge/diner, sitting room, and two bedrooms with en-suite facilities. Externally, there is an enclosed courtyard garden, an allocated parking space and communal visitor parking. EPC rating C.



Asking price £270,000

Situation

Nestled in the Piddle Valley, the village of Puddletown boasts a range of local facilities, including St Mary's Church, a wonderful village shop with Post Office, The Blue Vinney public house, GP Surgery with dispensary, a vets, a book shop and access to Puddletown forest for walking. The county town of Dorchester is approximately 5 miles to the south and provides an extensive range of shopping, business and recreational facilities. Other towns within easy reach include the coastal town of Weymouth, about 13 miles, Sherborne, about 18 miles and Blandford Forum, about 12 miles. Puddletown is host to two well received schools, Puddletown First School and Puddletown Middle school and the village is also within the catchment for Thomas Hardy School, Dorchester.

Accommodation

Princes Court is set back from, and accessed off, the High Street in the village of Puddletown. There is an attractive approach to the property through well maintained communal gardens, featuring a variety of mature plants, shrubs, flowers, and water features. A paved path leads to the part-glazed front door, which opens into an entrance hall.

Ground Floor

A part-glazed door provides access to the property and opens into a hallway, where the under-stairs storage cupboard and ground floor WC/utility room are located. The utility area is equipped with plumbing and space for a washing machine and tumble dryer with a work surface over, alongside a white suite comprising a WC and wash hand basin with vanity storage below.

The Kitchen

The kitchen is fitted with a range of wall and base level units with work surfaces over, incorporating a sink with mixer tap and drainer. Integral appliances include a fridge/freezer, dishwasher, Neff oven and four-ring gas hob. The room is finished in neutral tones with part-tiled walls, and there is space for dining furniture. A set of double doors provides access to the front garden and allows plentiful natural light to fill the room.

Lounge

Two steps lead down into the lounge, a generously sized room that benefits from a dual aspect and is filled with natural light from its rear-aspect French doors, which offer direct access to the garden. The room has a bright and airy feel and provides ample space for furniture. Additionally, stairs rise from the lounge to the first floor.

First Floor

Stairs rise to the first-floor landing, which provides access to Bedroom One, featuring en-suite facilities, as well as further stairs rising to the second floor. The bedroom is a generously sized double, benefiting from four good-sized fitted wardrobes and ample space for additional bedroom furniture. A large window fills the room with natural light, while exposed wooden beams add character. The room is finished in neutral tones and is carpeted.

The en-suite comprises a white suite and a step-in shower cubicle. A skylight allows plentiful natural light to fill the space.

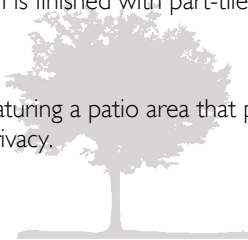
Second Floor

Stairs rise to the second floor, which accommodates a storage cupboard and the second bedroom, also served by en-suite facilities. The second bedroom is generously sized and features plentiful storage solutions via fitted wardrobes. Bedroom Two mirrors the first bedroom in décor, offering neutral tones and carpeting, complemented by an attractive exposed wooden beam.

The en-suite facilities comprise a wash hand basin, WC and a panel-enclosed bath. The room is finished with part-tiled walls and laminate flooring, while a skylight allows natural light to flood the space.

Externally

Externally, the property benefits from a fully enclosed, low-maintenance courtyard garden featuring a patio area that provides space for a bistro table and chairs. Trellis on the surrounding fencing adds colour and texture while providing privacy. Each property has an allocated parking space, with an additional visitor space available.



Agents Notes

Please note there is an annual service charge of £350 for the communal areas

There is a local Neighbourhood Plan available on the Dorset Council website. Please visit <https://www.dorsetcouncil.gov.uk/w/puddletown-neighbourhood-plan>

Flood Risk

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

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

Broadband and Mobile

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

Services

Mains electricity, water and drainage are connected.

Gas fired central heating.

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

The council tax band is D

Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

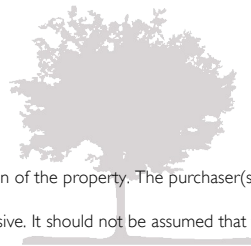
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>



Important notice. Parkers notify that:

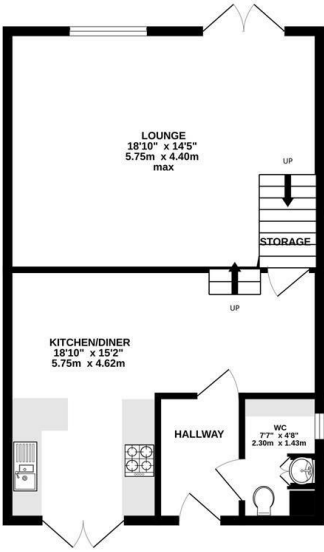
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.

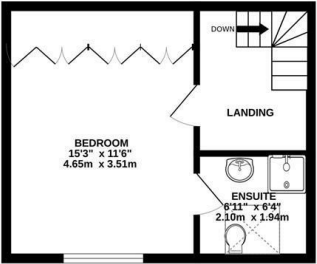




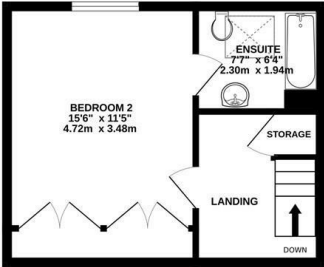
GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



2ND FLOOR
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 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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