



Butt Close, Puddletown, DT2 8

Offers Over £265,000

Meyers Estates Poundbury

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- Two Double Bedrooms
- Countryside Views
- Conservatory
- Enclosed Rear Garden with Garden Shed/ workshop (12x10)
- Front Driveway
- Well Presented
- Council Tax Band 'B' & EPC Rating 'C'
- Double Glazing & Gas Central Heating
- Sought After Village Location
- Well Located For Local Shop, School & Doctors Surgery



Butt Close, Puddletown, Dorset

A well-presented two double bedroom semi-detached house, situated in a highly sought-after position within the popular Dorset village of Puddletown. This attractive home enjoys countryside views, a private enclosed rear garden, driveway parking, and the added benefit of a conservatory, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The accommodation is arranged over two floors and is offered in good decorative order throughout, creating a home that is ready for immediate occupation. The ground floor provides a welcoming living space with a comfortable and inviting atmosphere, ideal for both relaxing and entertaining. To the rear, a conservatory offers an excellent additional reception area, flooded with natural light and providing pleasant views over the garden and neighbouring countryside, a perfect spot to enjoy throughout the seasons. The kitchen is both practical and well designed, featuring ample storage and generous work surfaces to support everyday living. Its layout maximises functionality while maintaining a bright and open feel.

Upstairs, the property continues to impress with two generously proportioned double bedrooms, each benefiting from attractive outlooks that enhance the home's light and airy character. A well-appointed family bathroom completes the first-floor accommodation, thoughtfully arranged to serve both bedrooms with ease.

Externally, the enclosed rear garden offers a good degree of privacy and provides an ideal setting for outdoor dining, gardening, or simply unwinding while enjoying views across open countryside. To the front, a driveway supplies convenient off-road parking, further adding to the home's practicality.

Situation & Area Guide

Puddletown is a thriving and well-regarded village known for its strong sense of community and appealing rural surroundings. Local amenities include village shops, a primary school, doctors' surgery, public house, and church, ensuring everyday needs are well catered for. The area is surrounded by beautiful Dorset countryside, with excellent walking and cycling routes readily accessible.

The county town of Dorchester lies approximately four miles away, offering a comprehensive range of shopping, leisure facilities, and mainline rail services to London Waterloo and the south coast. Excellent road connections make the location convenient for commuters while preserving a peaceful village lifestyle.

A fantastic opportunity to acquire a well-maintained home in one of Dorset's most desirable village settings.



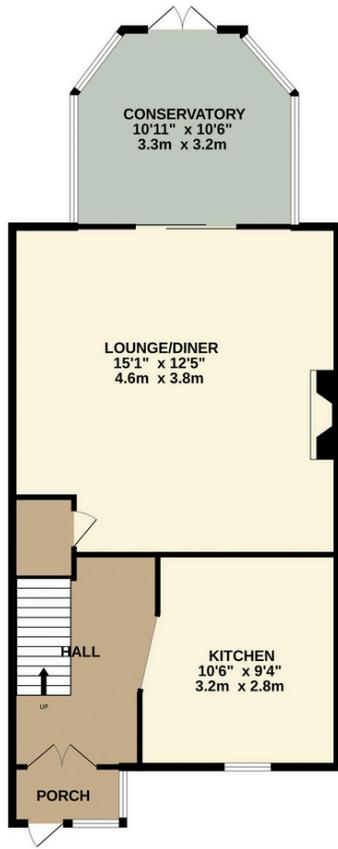
2



1



GROUND FLOOR



1ST FLOOR



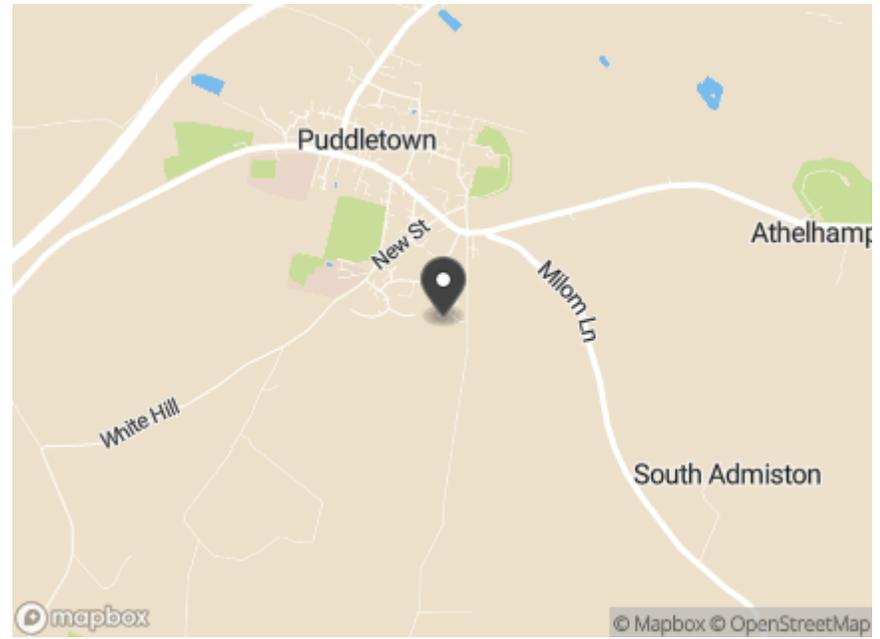
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	64	82
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	61	78
England, Scotland & Wales EU Directive 2002/91/EC 		



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