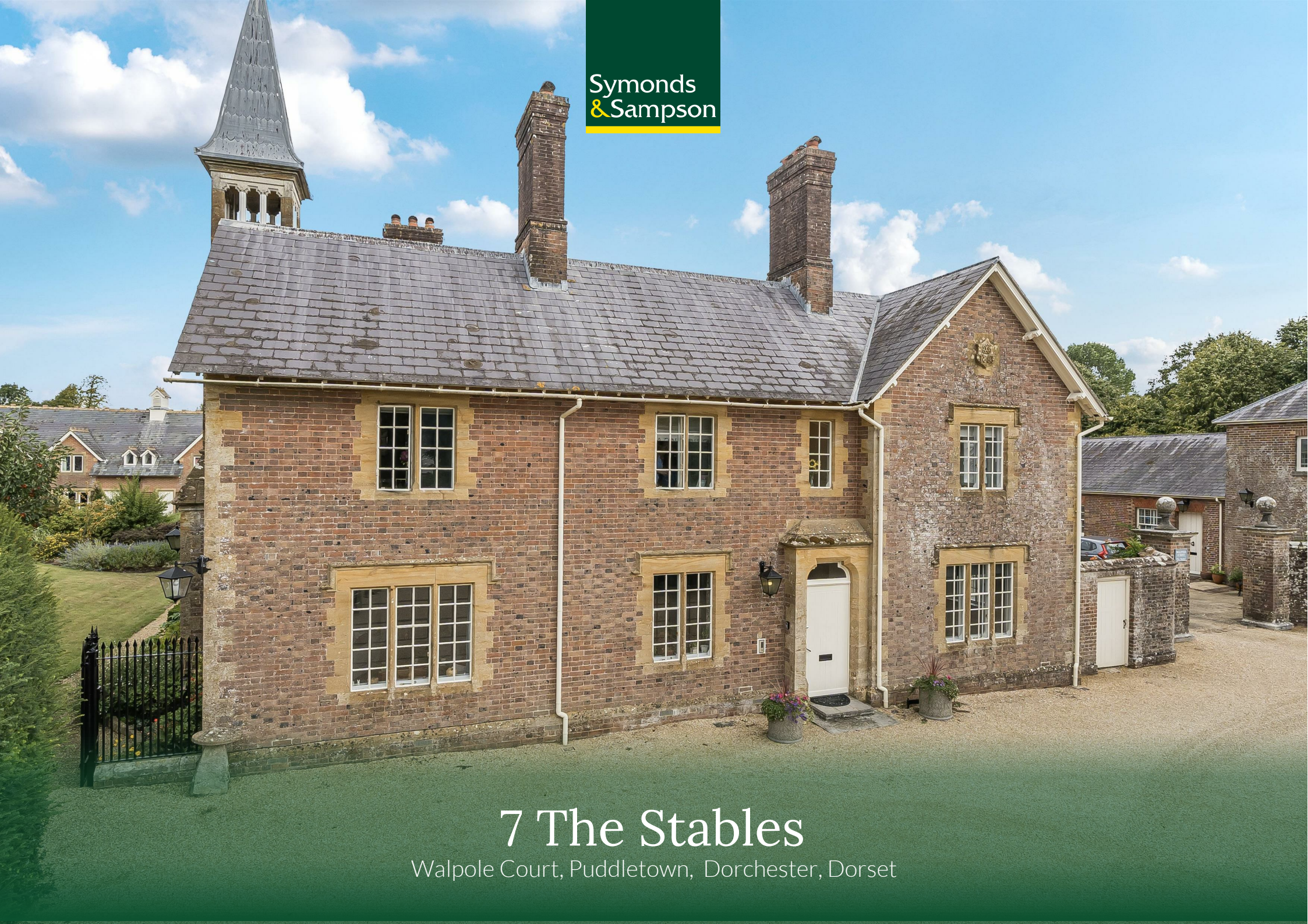




Symonds
& Sampson

7 The Stables

Walpole Court, Puddletown, Dorchester, Dorset

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Walpole Court

Puddletown

Dorchester

Dorset DT2 8TJ

A first floor 2 bed retirement apartment in this handsome, Grade II former stable building. With garage and beautifully kept communal gardens.



- Grade II listed
 - Over 55s
 - 1st Floor
 - 2 bedrooms
- Well presented
 - Garage
- Close to amenities

Guide Price **£175,000**

Leasehold

Dorchester Sales

01305 261008

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THE PROPERTY

A first floor 2 bed retirement apartment in this handsome, Grade II former stable building. With garage and beautifully kept communal gardens.

ACCOMMODATION

The Stables is an attractive brick built building with impressive chimneys and bell tower. Nestled on a gravelled drive in a quiet setting forming part of Walpole Court an attractive retirement development for over 55's.

The property is well presented with bright and good sized accommodation comprising: Entrance hall with useful coats cupboard, Kitchen/diner, fitted with a range of cupboards and drawers, work surfaces with sink and drainer, integrated electric oven and hob, space for upright fridge/freezer and dishwasher/washing machine. Laminate flooring. The sitting room includes period features of a bell tower, is well proportioned with a double aspect with a view of the church over the gardens. The master bedroom has a small balcony and en-suite cloakroom with built in wardrobe/cupboard, bedroom 2 has a fitted double wardrobe/cupboard and airing cupboard . There is a shower room with large walk-in shower, vanity basin, bidet and WC.

'The property benefits from a Garage in a block on site, with power and light. The flat itself has electric heating and access to communal facilities, including laundry room with washing machines and tumble dryers, guest suite, gardens and residents summer house.

OUTSIDE

The well kept gardens and grounds offer varied places to sit and relax outdoors, where you can enjoy the well stocked shrub flower beds and borders.

Gravelled paths with lighting provide vehicle and on foot access to the garage block.'

SITUATION

Puddletown is a sought-after village located approximately five miles from Dorchester. The village offers a range of amenities, including a village hall with library, a sub-post office and shop, doctors' surgery, church with meeting room, and a recreation ground.

There are regular bus services to Dorchester, as well as a mainline railway from Dorchester to London Waterloo.

The area is ideal for outdoor enthusiasts, with scenic walks in nearby Puddletown Forest, the surrounding countryside, and along the stunning Jurassic Coastline. Golf is available at the nearby Came Down Golf Club, and Cross Channel ferry services operate from both Weymouth and Poole?? is that correct?

DIRECTIONS

What3words:///jammy,fruitcake.remind

SERVICES

Mains electricity, water and drainage (charges included in service charge). Electric heating. Use of the laundry room included within the service charge.

Broadband - Superfast speed available

Mobile - There is mobile coverage in the area; please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: E (Dorset Council - 01305 251010)

LEASE DETAILS

Lease is 150 years from 25th September 1983 (108 years remaining).

Service Charge: £6,816 per annum, payable quarterly in advance.

The service charge covers the on-site resident managers, (available 24/7 via call system) personal alarm system, maintenance of the communal grounds and the main fabric of the building (including repairs and redecoration), as well as the use of all communal facilities. It also includes water rates, buildings insurance, monthly window cleaning, external lighting, access to the laundry room, and refuse collection.

Ground Rent: None

AGENT NOTE

The property falls within a conservation area.

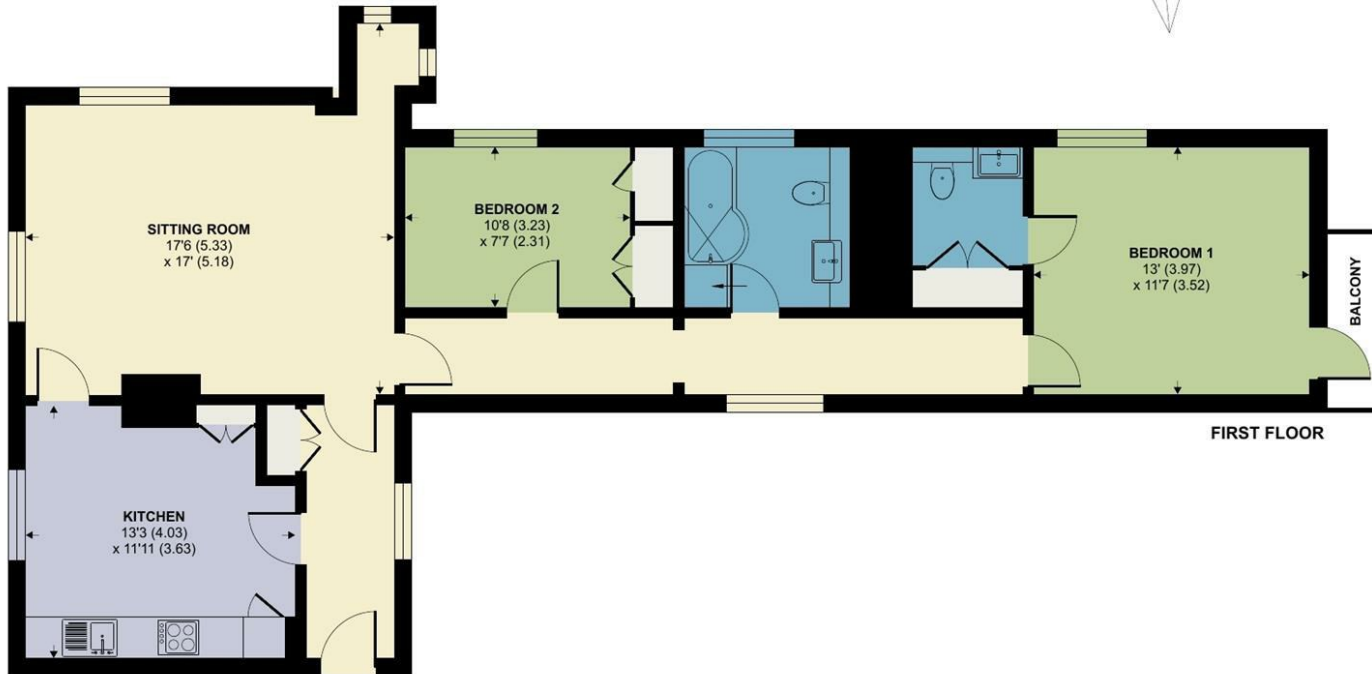


Energy Efficiency Rating	
Very energy efficient - lower running costs	
A++ (91-100)	
A+ (81-90)	
A (71-80)	
B (61-70)	
C (51-60)	
D (41-50)	
E (31-40)	
F (21-30)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Walpole Court, Puddletown, Dorchester

Approximate Area = 967 sq ft / 89.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1344442



Dorchester/sp/16.9.25



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