



Whitehill Lane
Puddletown
£275,000 Price Guide



Situated in the sought after village of Puddletown, this modern and beautifully presented two-bedroom home offers well-proportioned accommodation throughout. The property comprises a well-equipped kitchen/diner, a spacious reception room and a family bathroom. Externally, the property benefits from an enclosed rear garden and is complete with off road parking to the front alongside a lawned front garden. EPC Rating D.

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.



Entrance to this lovely home is via a short path leading to a part-glazed UPVC front door opening onto an open-plan reception room. Presented in fresh white tones with a wood effect laminate floor, the reception room offers generous dimensions and natural light via a front aspect window. A door leads through to the modern and stylish kitchen/diner. The kitchen space is fitted with a comprehensive range of wall and base, shaker units in a soft gray tone with laminate worktop over. Integrated appliances include a dishwasher, fridge and freezer, oven and gas hob. There is plentiful space for a dining table and chairs and a rear door opens onto the rear garden.

Stairs from the reception room lead to the first floor where two good size bedrooms are located alongside the bathroom. Both rooms are presented in neutral tones and the front aspect bedroom offers fitted storage. The bathroom offers a white suite comprised of panel enclosed bath, wash hand basin with vanity cabinet beneath and WC. The room is finished with part tiled walls and a laminate, wood-effect flooring.

Externally, there is a fully enclosed rear garden that has been mainly laid to lawn with patio area abutting the property and along the side of the property leading to a side access gate to the front.

Agents Notes:

Please note the following link for the Puddletown Neighbourhood Plan.

<https://www.dorsetcouncil.gov.uk/w/puddletown-neighbourhood-plan>

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

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 Service:

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>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band C.

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.
Please visit the below website to check this.

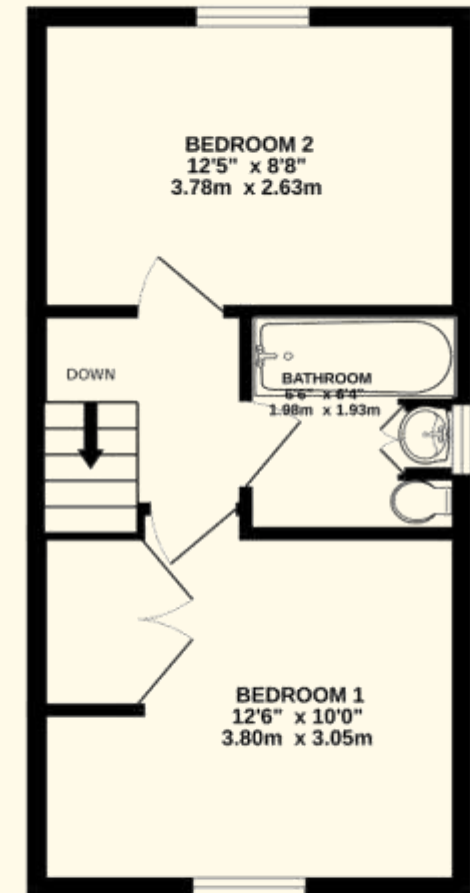
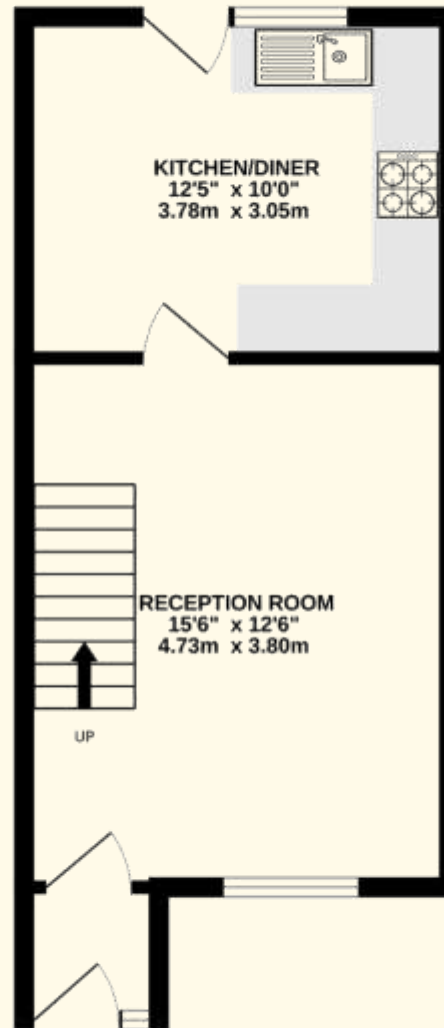
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.

1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.

TOTAL FLOOR AREA : 651 sq.ft. (60.4 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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