



York House  
Puddletown



PARKERS

PROPERTY CONSULTANTS & VALUERS





This spacious 2/3 bedroom bungalow is situated in the sought-after area of Puddletown and set on a generous plot, lying just outside the conservation area, and offering a wonderful sense of space. The garden features a glorious, sunny and private courtyard providing a beautifully tranquil area.

The property benefits from a large and well-proportioned reception room and a double bedroom both looking onto the courtyard, with a second bedroom and a further reception room, doubling as an occasional third bedroom, looking out to the rear. The good-sized kitchen offers an adjoining utility room and there is a large bathroom. The accommodation at the property is flexible and well-balanced throughout with ample space to and scope for the new owner to remodel or extend (STPP) to suit their particular requirements.

Externally, the property offers a driveway with a large parking area adjacent to a private, south-facing garden bordered by mature trees and shrubs. The rear area links to a productive fruit garden and there is a single garage, with power, which is accessible both internally from the house and externally via a roller shutter door. EPC rating D.

The village of Puddletown boasts a range of excellent local facilities, including a church, a wonderful village shop with Post Office, a Public House, a highly regarded GP Surgery with Pharmacy, a vet, a book shop, two schools, village hall/library and a large, well-used recreation ground. Footpaths and bridleways lead to Puddletown Forest for walking, riding and mountain biking. The county town of Dorchester is about 5 miles to the south, easily accessed by bus, and provides shopping, business and recreational facilities plus Thomas Hardy School. Neighbouring towns include the coastal town of Weymouth (13 miles), Sherborne (18 miles), and Blandford Forum (12 miles).





Upon approaching the residence, a driveway leads to the attached garage and front entrance porch. An inner door from the porch opens into a hallway with exposed stonework leading through to the second Reception Room / Occasional Bedroom 3. This versatile space offers excellent potential for use as a third bedroom, study or hobby room with a rear-facing window and glazed door allowing an abundance of natural light and morning sun. The room also has access to a W/C with storage, a door that opens into the garage, and another to the rear garden, creating excellent potential for separate or private living.

A door from the hallway leads into the generously proportioned main reception room, featuring an open fireplace with stone surround. Two south-facing picture windows and a stable door open onto the glorious courtyard garden. A sliding door connects to the kitchen.

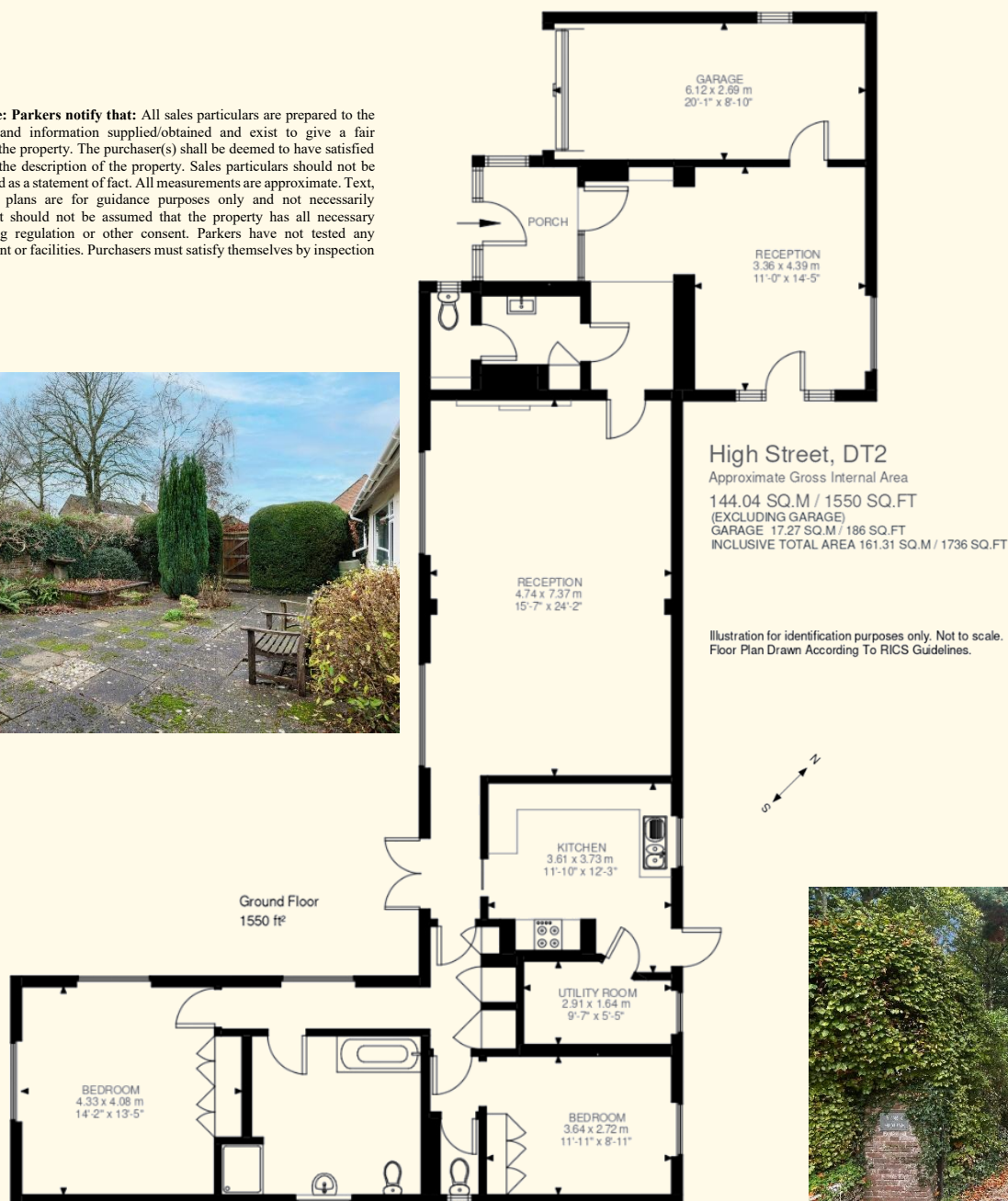
The kitchen is fitted with Wrigton wall and base units, offering ample work surface space and room for freestanding appliances. A stainless-steel sink with mixer tap is positioned beneath a window adjacent to an external rear door. A door connects to a utility room housing the gas combination boiler, washing machine, tumble dryer plus space for a freezer and storage.

Bedroom one is well proportioned and benefits from built-in wardrobes with dual aspect windows overlooking the courtyard and front garden. Bedroom two is a good-sized double with a rear-aspect window, built-in wardrobes, handbasin and a separate W/C. The bathroom is generously sized and comprises a bath, W/C, hand wash basin and separate shower.

Externally, the south-facing front garden features a central lawn bordered by beautifully mature trees and shrubs, providing year-round colour plus a high degree of privacy and ample parking. An old brick wall, with a rambling Wisteria and a Yew hedge border the drive and form the courtyard enclosure. A raised Iris bed with rustic bird bath completes the serene courtyard.



**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.



### Services:

Mains electricity and water connected.

Gas fired central heating.

### Agents Notes:

Please note the following link for the Puddletown Neighbourhood Plan.

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

### Broadband and Mobile Service:

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>

### 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#>

### Local Authorities:

Dorset Council

County Hall

Colliton Park

Dorchester

DT1 1XJ

Council tax band F

### 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>