



Church Street
Puncknowle



PARKERS
PROPERTY CONSULTANTS & VALUERS



This delightful two bedroom bungalow is favourably situated within the village of Puncknowle, boasting stunning views over the surrounding countryside. The property has been extended to create a wonderful family home offering light and spacious accommodation that is presented to a high standard throughout. In addition, the property benefits from a garage/storage area, ample off road parking and attractive gardens to both the front and rear.

Puncknowle is a quaint village situated on the southern side of the Bride Valley, just five miles east of Bridport and West Bay, and one-and-a-half miles north of Chesil Beach and the magnificent Jurassic Coast. The village is surrounded by rolling countryside and boasts a thatched public house with shop, a church and a village hall. There is also a bus service and a primary school located in the nearby village of Litton Cheney. The county town of Dorchester and the popular seaside resort of Weymouth lie just 12 miles away with the beautiful village of Burton Bradstock and Abbotsbury also in close proximity. Bridport is renowned for its friendly and vibrant culture. Local facilities in the market town include a post office, arts centre, theatre, leisure centre, library, cinema and museum.



The property boasts two generous reception rooms. The sitting room is a delightful room featuring an attractive central fireplace with wood burning stove and receiving plentiful natural light gained via a large bay window that enjoys a front facing aspect. A generous family room provides additional living accommodation whilst taking full advantage of the wonderful countryside views on offer.

The kitchen blends a traditional feel with modern day living, fitted with a comprehensive range of wall and base level units that provide ample storage options together with a selection of integral appliances including a dishwasher and a Rangemaster electric oven with gas hob and extractor hood over.



The property benefits from two good size bedrooms. Both bedrooms are well appointed, fitted with built in wardrobes whilst the second bedroom provides additional access to the family room.

The bathroom is tastefully fitted with a modern suite comprising a low level wc and wash hand basin set within an enclosed unit and a panel enclosed bath with waterfall effect shower attachment over.

Externally the property boasts a delightful garden to the rear that is laid predominately to lawn with a raised area of decking with pergola that provides the ideal space for alfresco dining. To the front of the property there is gated off road parking for 3 to 4 cars.

Room Dimensions:

Sitting Room	4.80m x 3.45m (15'09" x 11'04")
Kitchen	3.81m x 3.58m (12'06" x 11'09")
Family Room	7.65m x 3.18m (25'01" x 10'05")
Bedroom One	3.63m x 3.61m (11'11" x 11'10")
Bedroom Two	3.63m x 3.43m (11'11" x 11'03")

Services:

Mains electricity, water and drainage are connected.
Oil fired central heating. Calor gas bottles for the gas hob.

Local Authorities:

Dorset Council,
South Walks House,
South Walks Road,
Dorchester, Dorset,
DT1 1UZ,
Tel: 01305 211970

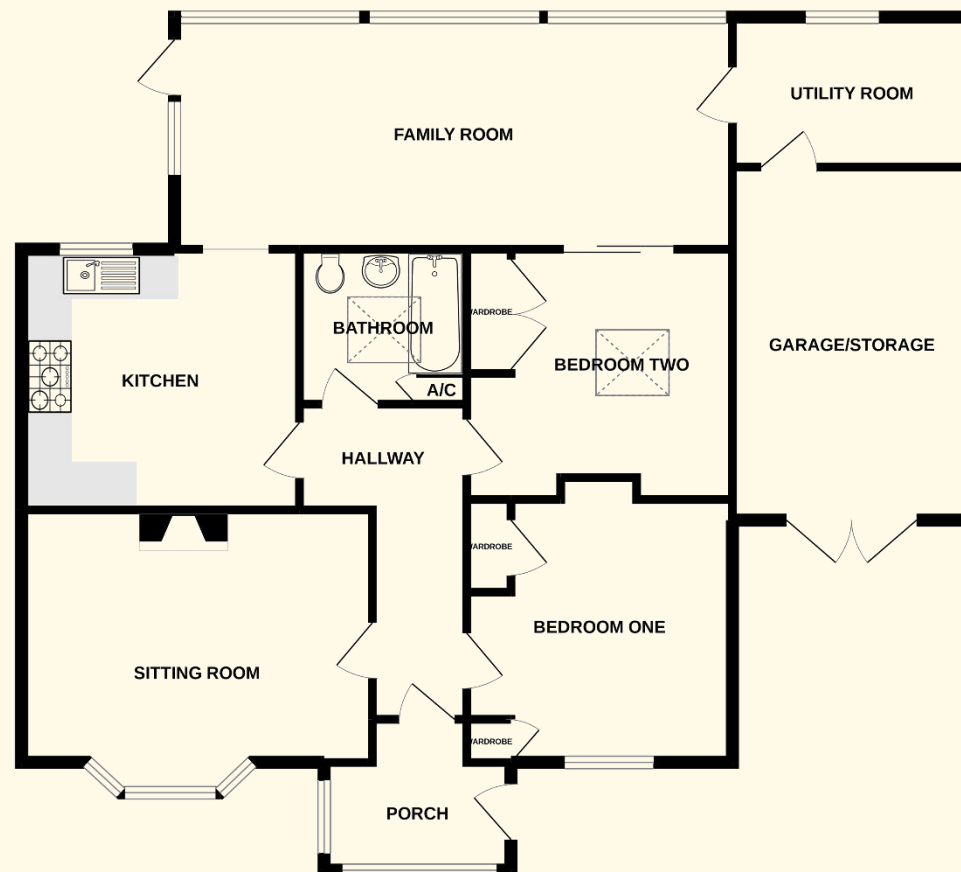
We are advised that the council tax band is D

Viewings:

Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860

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
1284 sq.ft. (119.3 sq.m.) approx.



TOTAL FLOOR AREA: 1284 sq.ft. (119.3 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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