



Catmead
Puddletown



PARKERS
PROPERTY CONSULTANTS & VALUERS



This delightful cottage is a modern linked development built in 2007 and situated in the popular village of Puddletown. The property offers accommodation comprising of a sitting room, kitchen/Breakfast room, utility room, dining room, study, four bedrooms, en-suite facilities to the master and a family bathroom. Externally there is an enclosed rear garden and double garage. EPC rating TBC.

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 Pharmacy, 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



The entrance to the property is gained via a spacious hallway from which wooden latch doors lead to all principal rooms and a staircase that rises to the first floor. Also in the hallway is a useful WC.

The attractive sitting room benefits from a stone central fireplace and beamed ceilings. Natural light is gained via a front aspect window and views that look onto the green, with mature trees and hedging. A set of French doors provide access to the garden.

The modern fitted kitchen offers generous dimensions and provides fitted appliances including a 4-ring gas hob, fridge-freezer, dishwasher, double oven and extractor hood. The room offers a range of wall and base level units with roll top work surface over and a central island with space for seating. The floor is finished in textured quarry tiles and French doors allow access to the garden. A separate utility room houses the gas central boiler, a sink and integral washing machine. The room allows access to the enclosed, side passage which links the garden directly to the outside road.

The dining room is finished in wood flooring and allows extra seating space with the ease to accommodate an eight-person table. A cosy dual aspect study is provided.

The first floor accommodates four double bedrooms and two bathrooms. The main bedroom offers dual aspect windows overlooking both the rear garden and also the green towards the river Piddle. It has an en-suite bathroom and built-in double wardrobes. Two of the remaining bedrooms also have built-in wardrobes. All the rooms benefit from the character of the thatched roof dormer window construction.

The family bathroom comprises of an enclosed bath, separate shower, WC and wash basin. The room is finished with part tiled walls.

The front of the house is bordered by mixed hedging and lawns and to the rear is a mature, enclosed and landscaped garden with patio. It is south facing and leads to the double garage, housed in a generous, red-brick, pitched roof building.

Agents Notes:

Please note the property is in a conservation area and has an annual service charge of £100.

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ
Tel: 01305 211970

We are advised that the council tax band is F

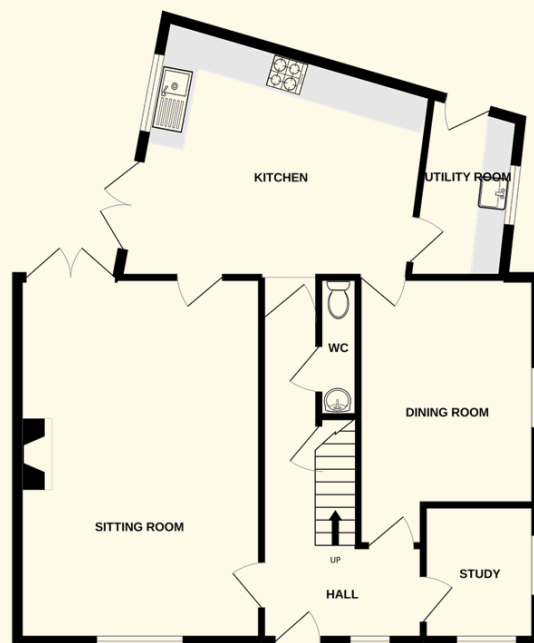
Viewings:

Strictly by appointment with the sale agents:

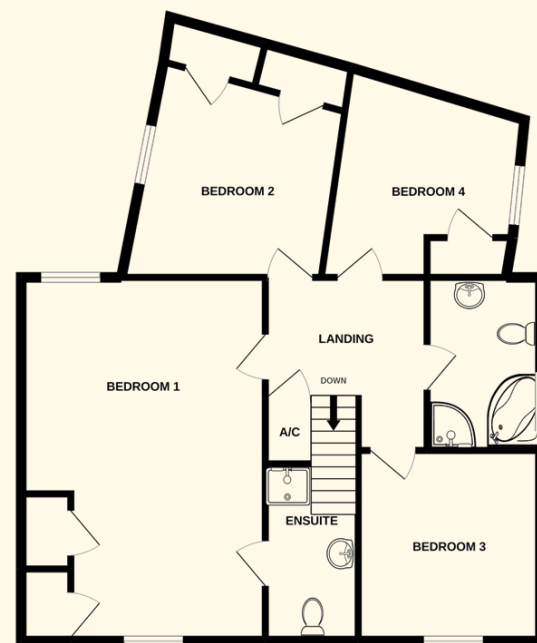
Parkers Property Consultants and Valuers
Tel: 01305 340860

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GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA: 1655 sq.ft. (153.8 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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Room Dimensions:

Sitting Room	6.30m x 4.14m max (20'08" x 13'07" max)
Kitchen	4.47m x 4.70m max (14'08" x 15'05" max)
Dining Room	3.86m x 3.12m max (12'08" x 10'03" max)
Study	2.31m x 2.01m max (7'07" x 6'07" max)

Bedroom One	6.30m x 4.09m max (20'08" x 13'05" max)
Bedroom Two	3.76m x 3.12m max (12'04" x 10'03" max)
Bedroom Three	3.23m x 3.18m max (10'07" x 10'05" max)
Bedroom Four	3.76m x 3.10m max (12'4" x 10'2" max)