



Whitehill
Puddletown



This newly renovated, detached home is favourably situated in a cul-de-sac location and within the sought after village of Puddletown. The property offers accommodation consisting of a generous kitchen/dining room, sitting room, utility room, boot room, two double bedrooms and modern bathroom. Externally, there is a landscaped, sizeable rear garden, single garage and a large drive for ample off-road parking. 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 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 catchment for Thomas Hardy School, Dorchester.



A good-sized drive with a lawned front garden to the left-hand side, leads to the property's internal porch. From there you are taken through to the hallway where access can then be gained to all principal rooms. A boot room to the side of the property creates an ideal space to decant and store outdoor wear.

The cosy sitting room features a dual aspect and recessed wood burner.

The impressive and extended kitchen/dining room is fitted with a range of modern wall and base level units with plinth lighting, Quartz worksurfaces over and 'Amtico' tiled flooring and inset lighting throughout. Integral appliances include a double ceramic sink with mixer tap, 6-ring rangemaster cooker and dishwasher. Rear aspect bi-fold doors and a set of side aspect French doors provide direct access to the rear garden. A separate utility room offers an additional worksurface and access to the garden, under cabinet lighting and plinth lighting.

There are two double bedrooms at the property, both benefitting from fitted wardrobe facilities and further fitted drawers to bedroom one.

The family bathroom is newly fitted with a modern suite comprising of a tile enclosed bath with shower over, WC and wash hand basin. The room is finished with tiled flooring throughout and a fully tiled wall closest to the bath.

Externally, the property provides an attractive, recently landscaped, rear garden. The garden is mainly laid to lawn with uninterrupted countryside views at the rear and a paved patio area, perfect for alfresco dining. Furthermore, there are raised flower beds and a greenhouse.

Whitehill, Puddletown, Dorchester, DT2

Approximate Area = 1286 sq ft / 119.4 sq m (includes garage)

For identification only - Not to scale

Services:

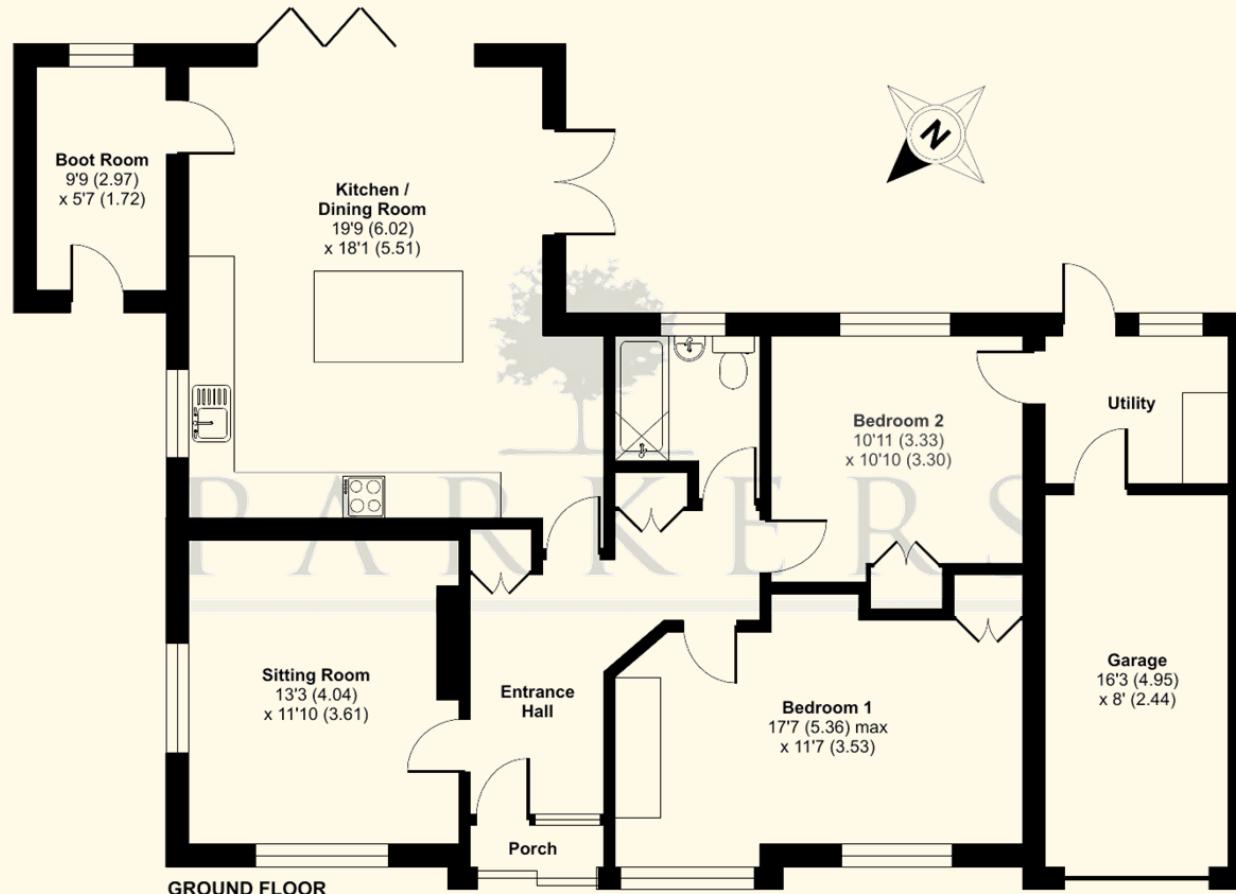
Mains electricity, water and drainage are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is D.



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2023.
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