



1, Styles Lane

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Puddletown, Dorchester, DT2 8SJ

Dorchester 5.5 Miles | Blandford Forum 13 Miles

A charming two-bedroom period cottage enjoying a tucked-away position within the heart of Puddletown. Offering characterful accommodation, off-road parking, outbuildings and a private garden, the property is well suited as a permanent home or countryside retreat.

- Semi-detached period cottage
- Family bathroom
- Kitchen/diner with wood-burning stove
- Large garden with outbuildings
- Council Tax Band B
- Two bedrooms
- Sitting room
- Many period features
- Off street parking on driveway
- Freehold

Guide Price £380,000

SITUATION

The property occupies a tucked-away position along a quiet lane within the heart of Puddletown, a thriving and well-served village situated approximately five miles north-east of Dorchester. Designated as a conservation area, the village is surrounded by attractive countryside and is renowned for its blend of historic character and everyday convenience.

Puddletown benefits from a range of amenities including a village store, post office, schools, medical centre, veterinary practice and a popular public house. The surrounding landscape, including the River Piddle and nearby woodland, provides excellent opportunities for walking and outdoor recreation, while Dorchester offers a wider range of shopping, leisure and educational facilities.

Rail services are available from Moreton and Dorchester, providing links to London and beyond.



THE PROPERTY

A charming semi-detached cottage offering well-proportioned accommodation and a wealth of character. Believed to date from the early 20th century, the property features attractive stone, brick and flint elevations beneath a slate roof with replacement timber double-glazed windows to most rooms. Particularly noteworthy are the generous ceiling heights, which enhance the sense of space throughout the cottage, together with a number of attractive mullioned windows, adding to the property's unique character and period appeal.

The accommodation comprises an entrance lobby, sitting room, kitchen/dining room, rear porch, two bedrooms and a family bathroom. The cottage presents an excellent opportunity for those seeking a full-time residence, second home or investment within a sought-after Dorset village setting.

OUTSIDE

To the front of the cottage is an attractive area of garden laid primarily to lawn and enclosed by traditional fencing and characterful stone and flint walling. A gravelled driveway to the side provides off-road parking and access to the rear garden.

The rear garden is predominantly lawned and enjoys a good degree of privacy, enclosed partially by established boundary walls that complement the cottage's period character. A substantial brick outbuilding lies to the side of the property providing useful ancillary storage. Split into three, the smallest section contains a gardener's WC (no longer used).

SERVICES

Mains electricity, water, gas and drainage. Gas fired combi boiler.

Predicted broadband services and mobile coverage can be found on the Ofcom website.

Local Authority: Dorset Council. Puddletown Conservation Area.

DIRECTIONS

What3Words///promising.shocks.germinate



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current		Potential
		79
		66
England & Wales		
EU Directive 2002/91/EC		

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