

Symonds & Sampson

16 Kingsmead

Puddletown, Dorchester, Dorset

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Puddletown, Dorchester
Dorset, DT2 8XH

A well-presented three-bedroom home with conservatory, low-maintenance garden and allocated parking, situated in a sought-after village with excellent amenities. Offered for sale with no onward chain.

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- Sought-after village location
- Modern mid-terrace home
- Three well-proportioned bedrooms
- Spacious sitting room
- Bright conservatory with garden access
- Low-maintenance rear garden
- Allocated parking space
- No onward chain

Guide Price £280,000

Freehold

Dorchester Sales
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THE PROPERTY

Situated in the sought-after village of Puddletown, this modern mid-terrace home offers comfortable and well-arranged accommodation, ideally suited to those seeking village life with the beautiful Dorset countryside close at hand.

The front door opens into an entrance hall, with stairs rising to the first floor and a useful groundfloor cloakroom.

The sitting room is a well-proportioned reception space, offering ample room for comfortable seating and relaxation, as well as space for a dining table and chairs. Double doors open into the conservatory, creating a natural flow between the two areas. Enjoying plenty of natural light, the conservatory is a particularly appealing addition, offering flexibility as either a dining area or an additional sitting room. French doors provide access to the garden, making this an ideal space in which to relax and enjoy the surroundings.

The kitchen is fitted with a range of wall and floor-mounted units, providing useful storage and worktop space. There is an integrated oven with gas hob, together with space for a tall fridge freezer, dishwasher and washing machine.

Stairs rise to the first-floor landing, where there are three bedrooms and a family bathroom. Bedrooms one and two are both comfortable double rooms, whilst bedroom three offers flexibility for use as a child's bedroom, guest bedroom or home office. The family bathroom completes the accommodation and is fitted with a bath with shower over, wash hand basin and WC.

OUTSIDE

The rear garden offers an inviting and low-maintenance outdoor space. A paved patio area provides space for garden furniture, whilst flower beds and mature shrubs add greenery and interest. There is also a useful garden shed providing additional storage. A pedestrian gate gives access to an off-road footpath leading towards Puddletown Forest, providing a lovely opportunity to explore the nearby countryside and enjoy walks right from the doorstep.

The property further benefits from an allocated parking space, with additional on-street parking available.



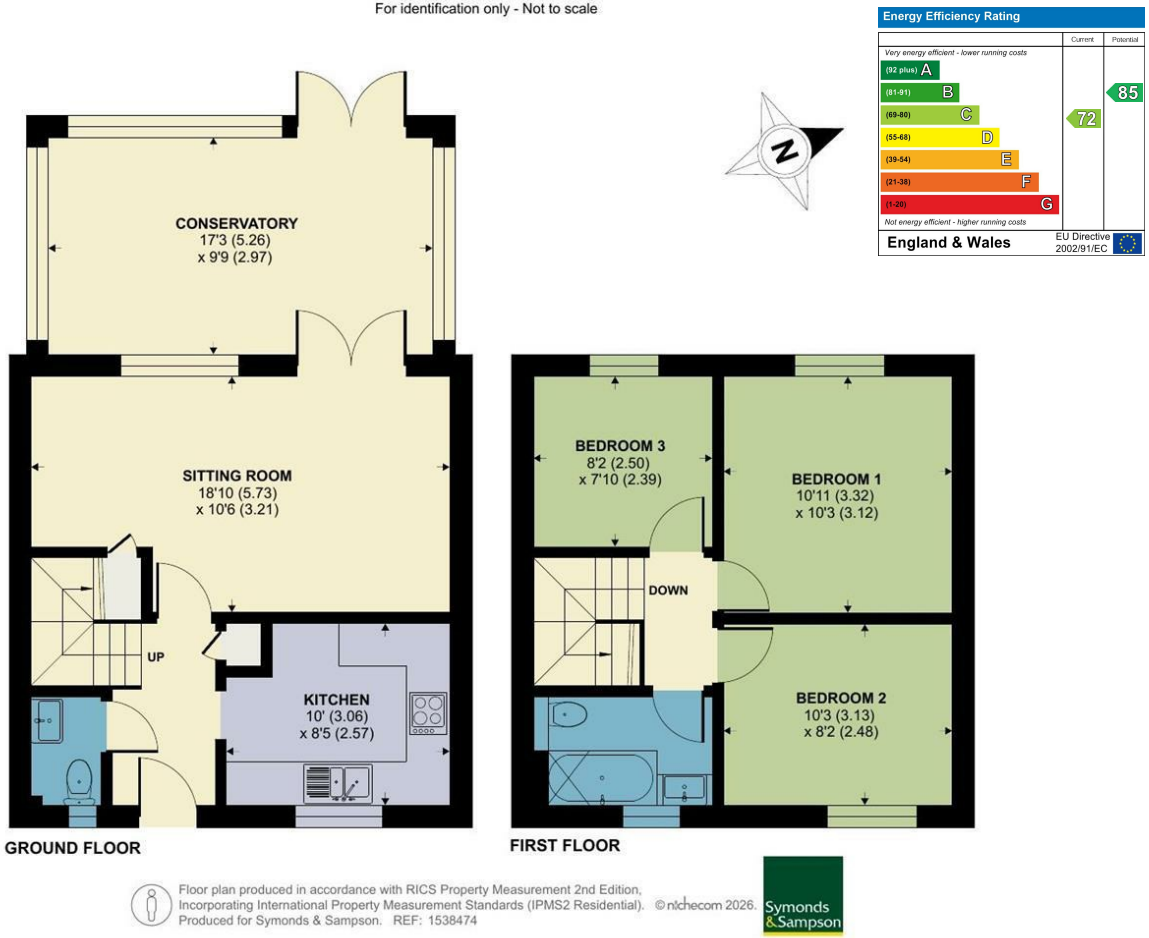




Kingsmead, Puddletown, Dorchester

Approximate Area = 909 sq ft / 84.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1538474

SITUATION

Puddletown is well served with an array of local amenities, including village shop/post office, doctor's surgery, veterinary practise, village hall and community library. The village is home to a pre, primary and middle school and has a recreational ground with cricket pitch, sports pavilion and children's play area.

The village is in the heart of Dorset and benefits from charming views of the surrounding countryside, with easy access to a network of footpaths/bridleways and Puddletown Forest to the west. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a variety of water sports.

The historic county town of Dorchester is less than 5 miles away and has a variety of restaurants, shops and leisure facilities, meeting everyone's needs, including mainline railway stations with services to London Waterloo and Bristol Temple Meads. The A35 gives access to Dorchester/Weymouth and Poole/Bournemouth areas and there are cross channel ferries at Poole.

DIRECTIONS

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SERVICES

All main services are connected.
Gas fired central heating.

Broadband - Ultrafast speed available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (https://www.ofcom.org.uk)

Council Tax Band: C (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Photographs were taken in October 2026.

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