Walpole Court

Puddletown Dorchester, DT2 8TJ

£160,000 Leasehold

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Hull Gregson Hull

Walpole Court

Puddletown Dorchester, DT2 8TJ

- Prestigious Walpole Court development For Over 55s
- Characterful stable conversion
- Spacious ground-floor apartment
- Two generous double bedrooms
- Bright double-aspect living space
- Separate bathroom and shower room
- Private front patio
- Garage and parking outside
- Beautiful communal gardens and summer house
- On-site manager, guest suite and laundry facilities

Forming part of the prestigious Walpole Court development—a characterful stable conversion in historic Puddletown—this spacious two-bedroom ground-floor apartment offers low-maintenance luxury and a vibrant community feel. Key highlights include a double-aspect living/dining room, a private front patio, a private garage with parking directly outside the apartment, and exclusive development amenities including an on-site manager, guest suite, communal gardens with a summer house, and laundry facilities included

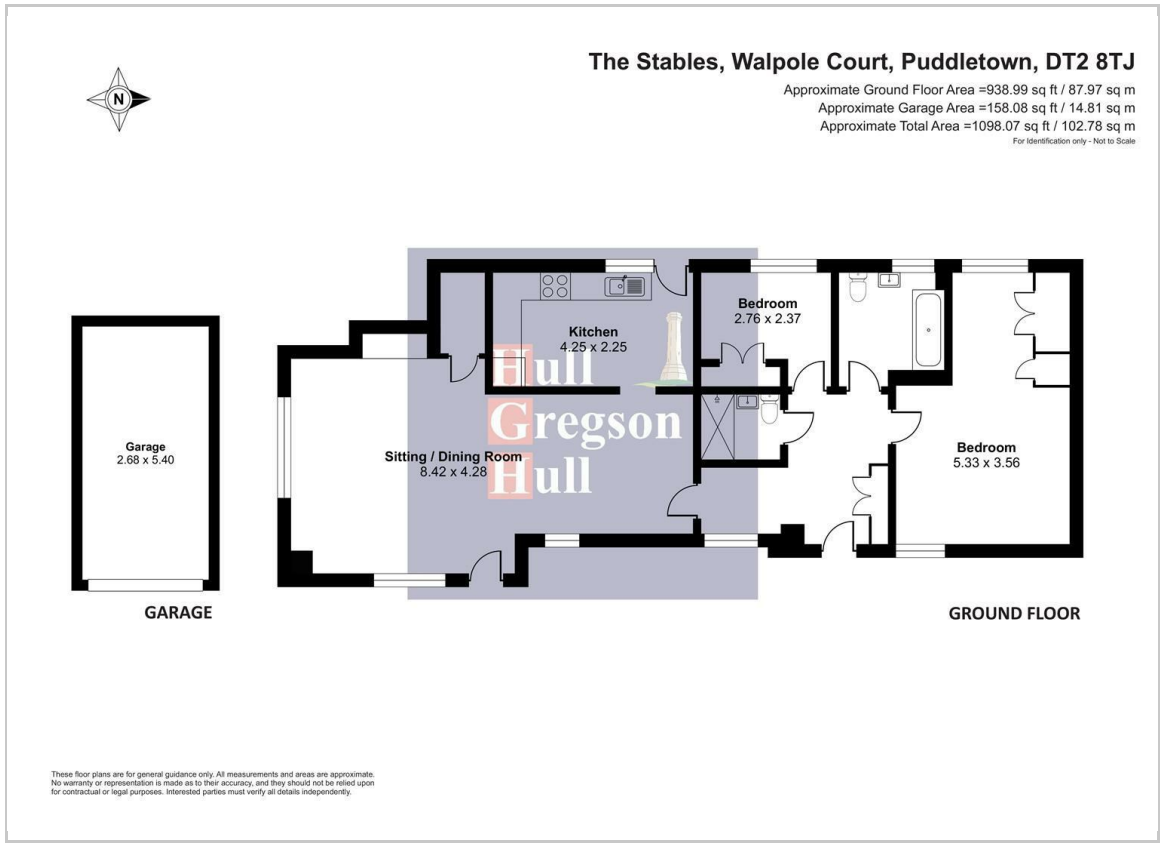
in the management fees

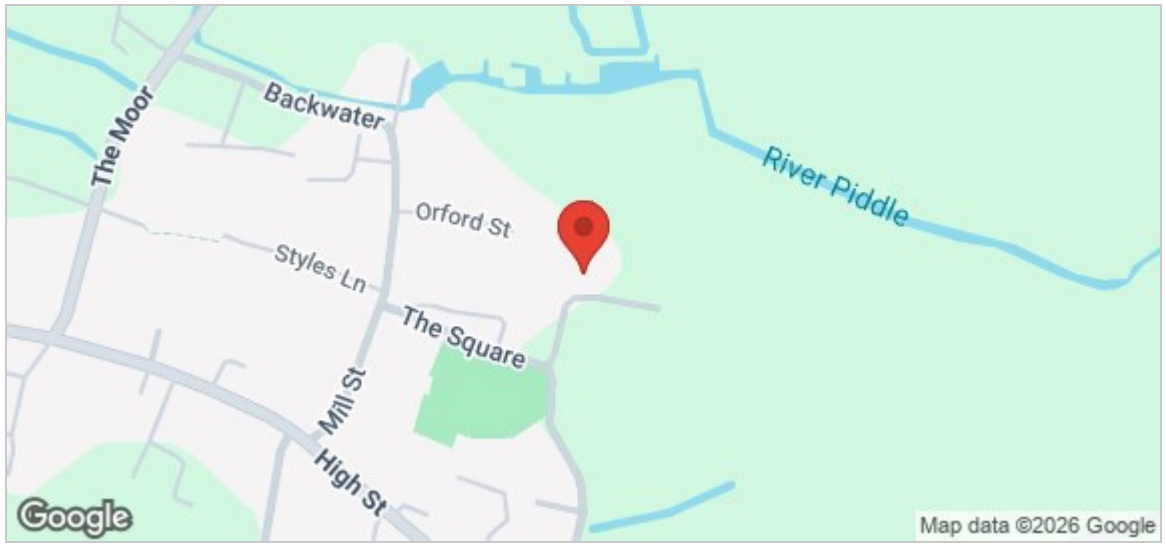
Stepping inside, the generous proportions immediately create an inviting sense of air and light. The double-aspect lounge and dining room provides a wonderful setting for both everyday living and formal entertaining, flowing seamlessly through to the kitchen. Both double bedrooms are well-sized, served by the rare convenience of having both a dedicated shower room and a separate main bathroom.

Extending the living space outdoors, the property enjoys its own private patio area to the front, along with access to a shared patio to the rear, perfect for enjoying quiet mornings or evening relaxation. Externally, the apartment benefits from its own private garage alongside convenient parking positioned directly outside the apartment.

Residents at Walpole Court enjoy an exceptional range of exclusive, lifestyle-enhancing amenities included within the management fees including the full cost of water/sewage services are also included in the management/service charge fees. Peace of mind is provided by an on-site courtyard manager and a personal alarm system, while guests can be accommodated in style via a dedicated resident guest suite available for a modest additional charge. Community life thrives around the beautifully maintained communal gardens and summer house, which regularly hosts friendly social gatherings, and residents also benefit from full access to an on-site laundry facility.

Situated in the sought-after Dorset village of Puddle Town that is famous for its literary connections and vibrant village feel, local amenities are right on the doorstep, including traditional shops and the renowned *Blue Vinny* pub. Transport links are excellent, with reliable bus connections to Dorchester, Weymouth, Poole, and Bournemouth, while nearby Dorchester offers hourly main-line train services directly into London Waterloo.





Inner Hallway

Sitting/Dining Room

27'7" x 14'0" (largest measurments taken) (8.42 x 4.28 (largest measurements taken))

Kitchen

13'11" x 7'4" (4.25 x 2.25)

Bedroom One

17'5" x 11'8" (largest measurements taken) (5.33 x 3.56 (largest measurements taken))

Bedroom Two

9'0" x 7'9" (2.76 x 2.37)

Bathroom

Shower Room

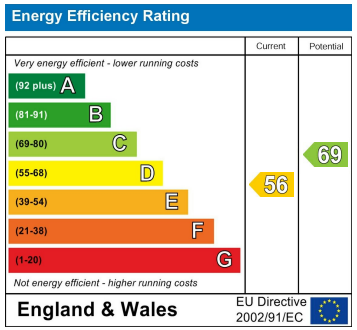
Dorchester Additional Information

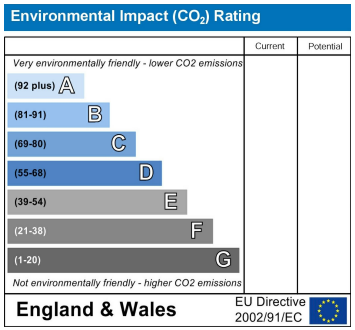
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Ground Floor Apartment
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric Heating
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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