The Courtyard

Puddletown, DT2 8TH

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The Courtyard

Puddletown, DT2 8TH

- Exclusive development for the over-55s
- Located within The Courtyard, formerly the site of an old orchard
- Spacious two-bedroom home arranged over two floors
- Generous dual-aspect living room
- Separate dining room
- Well-appointed kitchen
- Single garage with electricity
- Beautiful communal gardens backing onto the Piddle Water Meadows
- Guest suite available for visiting family and friends
- Sought-after village location close to Dorchester

Located in the heart of the sought-after Dorset village of Puddletown, this spacious two-bedroom home is situated within The Courtyard, a charming development for the over-55s. Originally occupying the site of a former orchard, the development offers the perfect balance of independent living, a welcoming community and attractive communal facilities in a peaceful village setting.

The accommodation is arranged over two floors and begins with a welcoming entrance hall incorporating a useful cloakroom/WC. The downstairs cloakroom also incorporates a useful utility cupboard, providing space for both a washing machine and tumble dryer. This practical addition helps keep laundry appliances neatly tucked away while maximising storage and maintaining the clean, uncluttered feel of the home. The generous dual-aspect living room extends to over 19ft in length, providing an excellent space for both relaxing and entertaining, with double doors opening into the separate dining room. The adjoining kitchen is well-appointed and offers direct access to the outside.

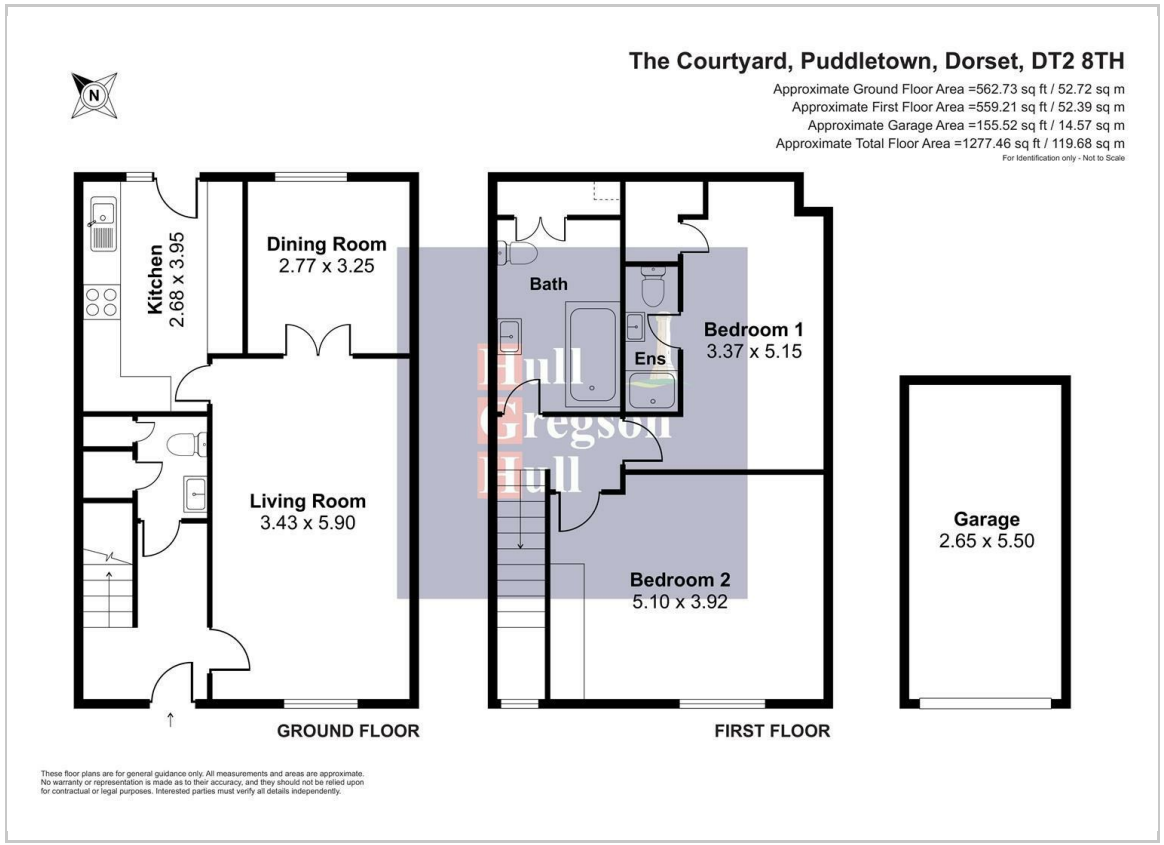
On the first floor are two spacious double bedrooms. The principal bedroom benefits from an en-suite shower room and fitted storage, while the second bedroom is another generous double, ideal for guests, hobbies or a home office. A family bathroom completes the first-floor accommodation.

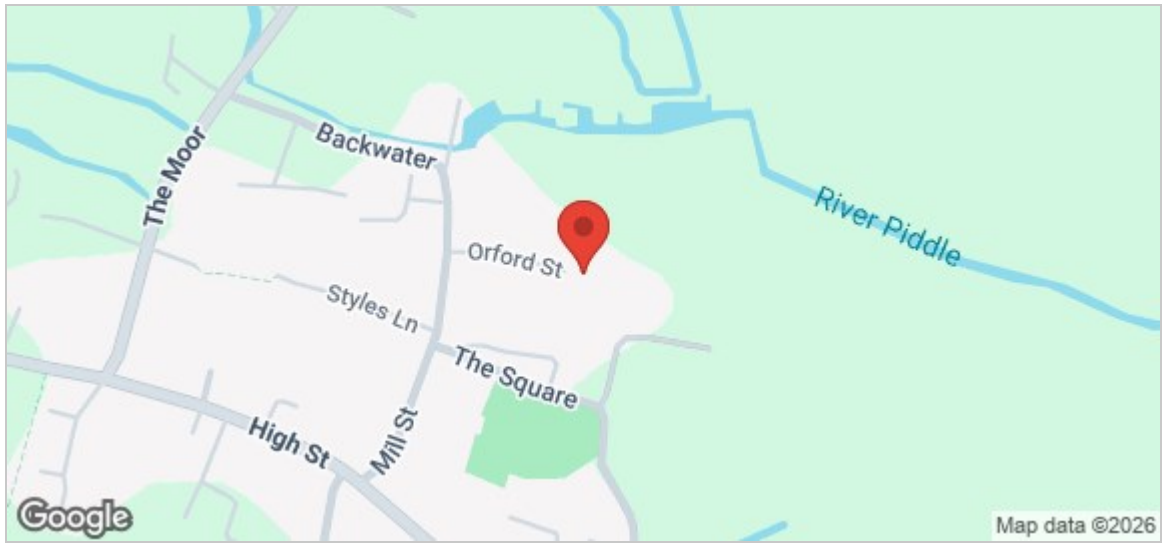
The property also benefits from a single garage with electricity, providing secure parking or useful additional storage.

Residents of The Courtyard enjoy access to a range of excellent communal facilities designed to enhance everyday living. Beautifully maintained communal gardens back directly onto the picturesque Piddle Water Meadows, providing a peaceful setting to relax and enjoy the surrounding countryside. An attractive residents' summer house offers the perfect place to meet neighbours or simply unwind, while the communal spaces regularly host optional coffee mornings, games nights, summer barbecues and seasonal gatherings, creating a friendly and welcoming atmosphere.

Additional facilities include an on-site laundry, the use of which is included within the management charge, together with a guest suite that can be reserved for a small charge, providing comfortable accommodation for visiting family and friends.

Puddletown is a thriving Dorset village offering an excellent range of amenities including a village shop, doctor's surgery, pharmacy, church and the renowned Blue Vinny pub, which is highly regarded for its food and welcoming atmosphere. Surrounded by beautiful countryside, the village offers an abundance of scenic walks, while the county town of Dorchester is approximately five miles away, providing an extensive range of shopping, leisure facilities and mainline rail services to London Waterloo.





Living Room
11'3" x 19'4" (3.43 x 5.90)

Dining Room
9'1" x 10'7" (2.77 x 3.25)

Kitchen
8'9" x 12'11" (2.68 x 3.95)

Bedroom One
11'0" x 16'10" (3.37 x 5.15)

Bedroom Two
16'8" x 12'10" (5.10 x 3.92)

Garage
8'8" x 18'0" (2.65 x 5.50)

Dorchester Additional Information

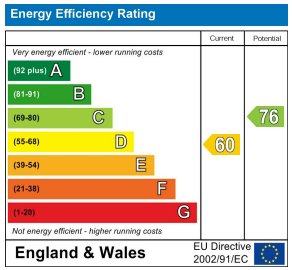
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

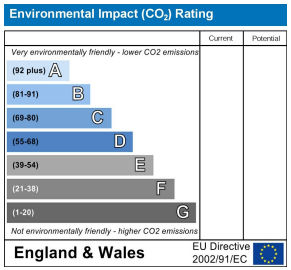
Fees for this complex are £1,771 per quarter and include - Resident Managers - Domestic Water - Building Insurance - Window Cleaner - Emergency Help Line - Communal Areas Electricity and Water. Lease is 150 years from 1985.

Property type: Retirement end of terrace
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric
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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