



Instinct Guides You



Styles Lane, Puddletown, Dorchester £445,000

- Beautifully Presented Throughout
- Family Bathroom, En-suite & Cloakroom
- Garage & Parking
- Attractive Cu-de-sac Position
- Mature Westerley Garden
- Large Kitchen/Dining Room
- Close To Schools & Amenities
- Beautiful Country Walks Nearby



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Welcome to The Sawmills — a beautifully presented three-bedroom family home tucked away in a peaceful cul-de-sac in the heart of Puddletown. Offering generous, well-proportioned accommodation throughout, family bathroom & en-suite and a garage with parking, this property combines modern comfort with a wonderfully convenient village setting.

On the ground floor the hub of the home is the spacious kitchen/dining room. The space is a bright dual-aspect room with ample fitted cabinetry, generous worktops and integrated appliances and flows beautifully into the dining area which easily accommodates a large table and additional furniture, making it ideal for family meals and entertaining.

The living room retains a roomy feel and features double doors that open directly onto the westerly aspect garden, creating a seamless flow between indoor and outdoor living. A convenient cloakroom and rear access completes the ground floor.

Upstairs there are three double bedrooms and the family bathroom. The principal bedroom is particularly generous and benefits from a well-appointed en-suite shower room with a large step-in shower cubicle, hand basin and W.C finished with contemporary tiling. In addition bedrooms two and three are both good-sized doubles. The family bathroom offers a modern three-piece suite with a bath and shower over.

Outside the rear garden is mature and well planted with a sunny westerly aspect and attractive planting along the boundary walls. A side gate provides useful rear access. The property also includes a garage with power and an adjacent parking space.



Living Room 19'10" x 11'10" (6.06 x 3.62)

Kitchen/Dining Room 19'9" x 12'5" (6.04 x 3.80)

Cloakroom 3'9" x 3'7" (1.16 x 1.11)

Bedroom One 14'2" x 12'5" (4.34 x 3.79)

En-suite 12'5" x 5'3" (3.79 x 1.61)

Bedroom Two 11'10" x 10'1" (3.62 x 3.08)

Bedroom Three 11'10" x 9'4" (3.63 x 2.86)

Bathroom 6'8" x 6'5" (2.04 x 1.96)

Garage 16'0" x 8'5" (4.90 x 2.57)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		80			
		63			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.