



Connells

The Stables
Puddletown Dorchester



Property Description

Situated within the desirable and peaceful development of The Stables, formerly part of the stabling complex for Islington House and situated in the sought after village of Puddletown, this spacious three-bedroom property offers comfortable, low-maintenance living in a tranquil setting tailored for the over 55's.

The accommodation:

Externally the property benefits from a private rear garden with a charming covered veranda leading to a courtyard patio garden bordered by mature shrubs, an ideal space for outdoor dining, seating and entertaining. There is ample room for potted plants and container gardening while remaining manageable throughout the season.

A short walk from the property is the garage equipped with power and light.

The development offers a quiet and friendly community setting exclusively for residents aged 55 and over within easy reach of local amenities and transport links.

Puddletown boasts a well-reputed doctors surgery, a veterinary surgery, post office / grocery store, church, village hall, bookshop and The Blue Vinney public house. Dorchester with its bars, bistros, interesting museums, glorious gardens and river walks is only 5 miles away.

Early viewing is highly recommended to fully appreciate the space, setting, and lifestyle on offer.

Ground Floor

Entrance Hall

The front door leads into a welcoming entrance hall with a double glazed window to the front aspect, a built-in double-fronted storage cupboard, a downstairs shower room and stairs that lead up to the first floor. There is an electric radiator and a telephone point.

Lounge / Dining Room

A door leads from the entrance hall into a generously sized sitting / dining room which benefits from windows on both the east and west elevations which are secondary glazed allowing an abundance of natural light throughout the day. French doors open into a covered veranda and courtyard garden.

There are two electric radiators, a television aerial and a telephone point.

Kitchen

A door leads from the hallway into the kitchen which is fitted with a range of wall and base units, a 1 1/2 bowl sink and drainer, a Neff electric double oven and an electric hob with a cookerhood over, an integrated microwave, an integral fridge freezer, an electric radiator, plumbing for a washing machine, a double glazed window to the rear aspect and a door to the rear garden.

Shower Room

A door leads from the hallway into a fully tiled shower room with a WC, a wash hand basin, a shower cubicle, an extractor fan and an electric towel rail.

First Floor

First Floor Landing

Stairs lead up from the ground floor to the first floor landing with a double glazed rear window overlooking the communal grounds with doors leading to the bathroom and bedrooms 1, 2 and 3 plus an electric radiator.

Bedroom 1

This double bedroom has a secondary glazed window to the front aspect, a double glazed window to the rear overlooking the communal gardens with an electric radiator, a television socket and built in double wardrobes.

Bedroom 2

This double bedroom has a secondary glazed window to the front aspect, an electric radiator, loft access to a part boarded and insulated loft and a built in double wardrobe.

Bedroom 3

This double bedroom has a secondary glazed window to the front aspect, a built in double wardrobe, a large airing cupboard, a telephone point and an electric radiator.

Bathroom

A door leads from the first floor landing into the partly tiled bathroom with a double glazed window to the rear aspect, a WC, a wash hand basin, a bath, an electric towel rail and an extractor fan.

Outside Space

Rear Garden

The property enjoys a privately owned and charming veranda leading to a courtyard patio garden, bordered by mature shrubs with room for seating to enjoy alfresco dining. The garden also benefits from an outside tap and lighting for added convenience.

Garage

A short walk from the property is the garage with an up and over door plus power and light.

Communal Facilities

Residents enjoy access to beautifully maintained communal and landscaped gardens which include seating areas, designated barbecue space, a residents garden room which is used for social events and monthly activities with views over the adjacent meadow and surrounding countryside.

There is a laundry room on site and guest accommodation in a guest suite.

Agents Note

Management Services are provided by Cognatum Estates, a not for profit organisation, with estate managers and two relief managers who are able to support and help residents when needed all year round. A personal alarm system is provided in each property.

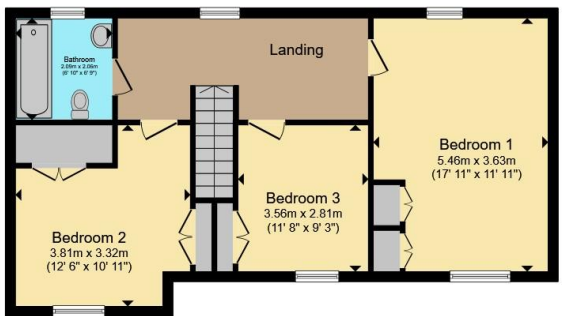








Ground Floor



First Floor

Total floor area 124.7 m² (1,343 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01305 266 755
E Dorchester@connells.co.uk

3 High West Street
 DORCHESTER DT1 1UH

EPC Rating: F Council Tax Band: F

Service Charge: 7084.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH309745

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Sep 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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