

Symonds
& Sampson



1 Puddledock Cottages

Puddledock Lane, Sutton Poyntz, Weymouth,

PUDDLEDOCK
COTTAGES

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Puddledock Lane
Sutton Poyntz
Weymouth
DT3 6LZ

An attractive three bedroom period end of terraced cottage enjoying delightful countryside views, quietly situated within this highly sought after and picturesque village.



- Delightful period end of terraced cottage
- Picturesque village setting enjoying countryside views
- Front aspect sitting room, well fitted kitchen and utility
 - Three bedrooms, family bathroom with bath and separate shower cubicle
 - Spacious gardens with off road parking
 - Original period features
 - Ideal main or second home

Guide Price **£425,000**

Freehold

Poundbury Sales
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THE PROPERTY

Dating from the late 19th century with stone and brick elevations under a slate roof the cottage retains a host of period features alongside modern features with spacious front and rear gardens together with ample off road parking.

A welcoming entrance hall has stairs to the first floor and leads into an attractive front aspect sitting room with wood burning stove. To the rear is a spacious kitchen/breakfast room fitted with a range of wall and floor cupboards with range cooker, integrated dishwasher and flagstone floors. A rear lobby leads to a utility room housing a Vaillant gas fired boiler, Belfast sink and quarry tiled flooring. A freestanding tumble dryer and washing machine are included. A ground floor bathroom offers a well appointed suite with both a panelled bath and separate glazed shower cubicle. On the first floor, original stripped pine doors lead to three bedrooms. The main bedroom is to the front enjoying attractive country views with a built in wardrobe and original period fireplace. The second bedroom is another double room with rear aspect country views with a wash basin and airing cupboard.

OUTSIDE

Approached from Puddledock Lane a gravelled driveway provides ample off road parking with a lawned front garden.

Gated pedestrian side access leads to the rear garden which is again laid to lawn with a range of shrub borders. Beyond is a timber decking sun terrace leading to a timber garden store with electricity connected. At the far end of the garden is an area ideal as a vegetable plot.

SITUATION

The property is peacefully situated within this charming village and set back from the lane. Sutton Poyntz is highly sought after and nestles below the chalk downs being about 3 miles to the north-east of Weymouth. Within the village is a picturesque duck pond, a pub/restaurant and access to some lovely walks across the surrounding down land.

Sutton Poyntz, famously Hardy's Overcombe in the novel 'The Trumpet Major,' is within a designated conservation area and an 'Area of Outstanding Natural Beauty'. The nearby Preston area is well served with a wide range of amenities; including doctor's surgery, hairdressers, delicatessen, general store and a small supermarket. There are also two public houses.

The county town of Dorchester is about 4 miles away and offers a comprehensive range of shops as well as cultural, recreational and educational facilities. The coastal resort of Weymouth provides the opportunity to enjoy a range of

sailing and water sport activities, with beaches and walks along the Jurassic Coastline.

DIRECTIONS

What3words:///dolphin.throat.rewarding

SERVICES

Mains, water, drainage, electricity and gas 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>)

Dorset Council 01305 251010
Council Tax Band D

MATERIAL INFORMATION

The property is situated in a conservation area.

Photos taken in June 2026



Puddledock Lane, Sutton Poyntz, Weymouth

Approximate Area = 898 sq ft / 83.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		79
D	55-68	61	
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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: 1476731



Weymouth/DW/15.06.26



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