

Symonds
& Sampson



11 Butt Close
Puddletown, Dorchester, Dorset

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Puddletown, Dorchester
Dorset, DT2 8SS

A three-bedroom house offering scope for improvement and modernisation. The property is offered for sale with no onward chain and benefits from off-road parking and a garden.



- Three-bedroom mid-terrace house
 - No onward chain
 - Modernisation required
- Off-road parking and garden
- Village with amenities
- Conservatory with utility area
 - Gas central heating

Guide Price **£250,000**

Freehold

Dorchester Sales
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THE PROPERTY

This three-bedroom mid-terrace house is offered for sale with no onward chain and is in need of modernisation.

The accommodation comprises an entrance hall leading to the sitting room, which features a chimney breast with gas fire, built-in storage cupboard and TV aerial connection. The kitchen is fitted with a range of cupboards and drawers, work surfaces with inset sink and drainer, space for an electric oven and fridge/freezer, together with a useful understairs cupboard.

The ground floor also benefits from a shower room with a large shower and vanity basin, a separate cloakroom with WC, and a UPVC double-glazed conservatory with plumbing for a washing machine and additional fitted storage cupboards.

Upstairs, the landing provides access to three bedrooms. Bedrooms one and two are well-proportioned double rooms, both featuring attractive fireplaces, while bedroom three is a single bedroom.

The property benefits from off-road parking, gas central heating and is predominantly fitted with UPVC double-glazed windows.

OUTSIDE

To the front of the property is a driveway with gates, together with a front garden featuring raised shrub and flower beds. A shared pathway leads to the front door.

The rear garden provides a good outdoor space with scope for improvement and includes a useful garden shed with power and light.

SITUATION

Puddletown is well served with local amenities, including village shop/post office, doctor's surgery, veterinary practise, village hall, community library and The Blue Vinny pub. The village is home to both a primary and middle school and has a recreational ground with cricket pitch, sports pavilion and children's play area.

The village is located in the heart of Dorset and benefits from charming views of the surrounding countryside, with easy access to a network of footpaths/bridleways and Puddletown Forest to the west. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a variety of water sports.

The historic county town of Dorchester is less than 5 miles away and has a variety of restaurants, shops and leisure facilities, meeting everyone's needs, including mainline railway stations with services to London Waterloo and Bristol Temple Meads. The A35 gives access to Dorchester/Weymouth and Poole/Bournemouth areas and there are cross channel ferries at Poole and Weymouth.

DIRECTIONS

what3words///figts.stops.expiring



Butt Close, Puddletown, Dorchester

Approximate Area = 941 sq ft / 87.4 sq m

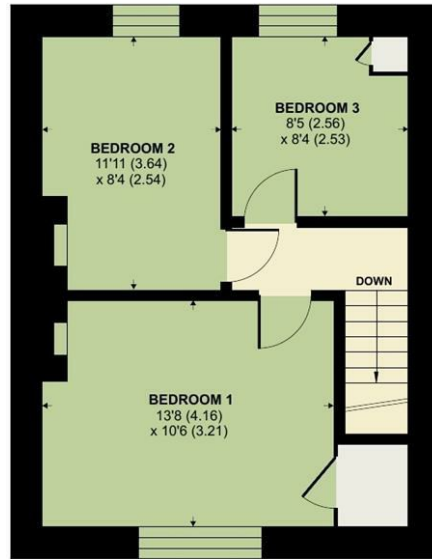
Outbuildings = 168 sq ft / 15.6 sq m

Total = 1109 sq ft / 103 sq m

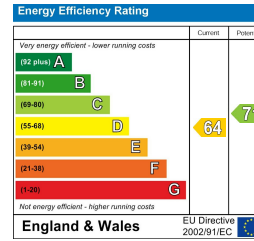
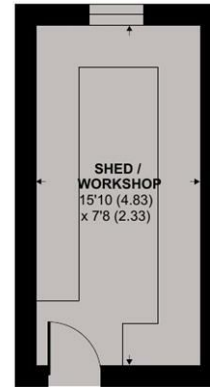
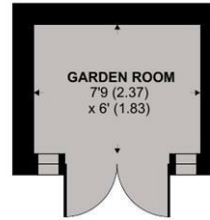
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SERVICES

All mains services are connected.
Gas 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>)

Council Tax Band: B (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Please note that there is a shared pathway with No. 13 providing access to the front door.

There is also a right of access over the grounds of No. 9 to the rear garden. Photos were taken in July 2026.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Symonds & Sampson. REF: 1487264



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