



**Manor Farm Bungalow**  
Martinstown Dorchester, DT2 9JN

 4  2  2  E

**Offers In Excess Of  
£725,000 Freehold**





# Manor Farm Bungalow

Martinstown Dorchester, DT2 9JN

- Individually Built Bungalow
- Backing Onto Open Fields
- Swimming Pool
- Kitchen/Breakfast Room
- Extensive Parking
- Gated Entrance
- No Onward Chain
- Martinstown, Dorchester
- Four Bedrooms
- Level Plot With Wrap Around Gardens







An individually built DETACHED bungalow set on a generous plot, OOZING POTENTIAL, with SWIMMING POOL, EXTENSIVE PARKING, carport, and positioned delightfully backing onto open fields, in a tucked away location in Martinstown.



A welcoming hallway leads to four bedrooms and sitting room, together with access to a useful cloakroom with fitted suite. There is a storage cupboard and airing cupboard. The sitting room enjoys a double aspect with stone built open fireplace and double doors opening into the dining room. The kitchen/breakfast room is



fitted with a range of oak fronted wall and floor cupboards with granite effect worksurfaces, built in double electric oven, combination microwave oven, induction hob and extractor together with integrated dishwasher and washing machine. A cupboard houses the oil-fired central heating boiler. Open access leads through into a spacious conservatory with tiled flooring, access through into the dining room and double doors to the sun terrace.

There are four bedrooms with the main bedroom having a range of built in limed oak fronted wardrobes and cupboards with archway leading into an en-suite bathroom/wet room. Two of the bedrooms also have the benefit of built in wardrobes. The family bathroom has a corner bath with shower attachment.

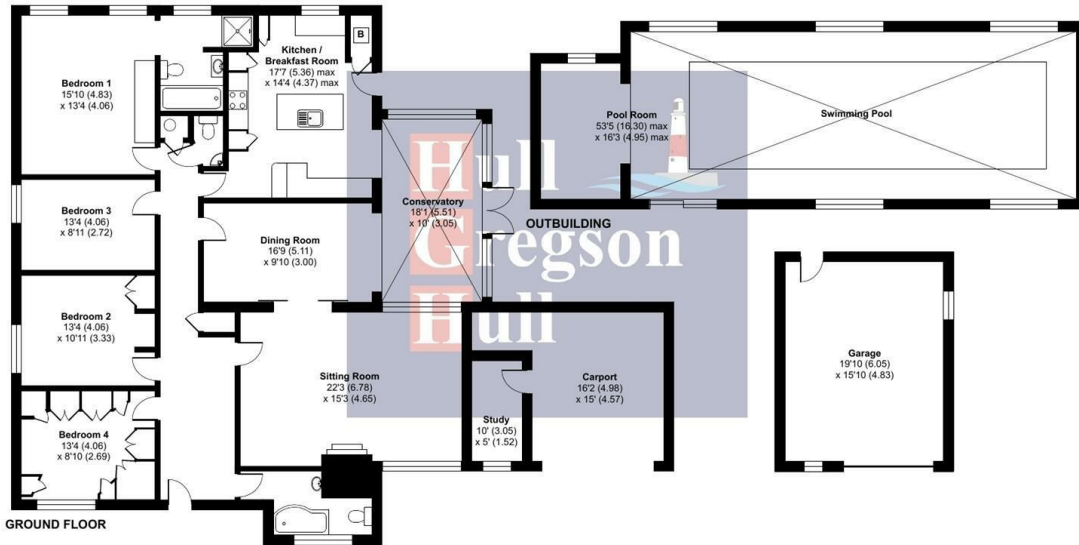
Outside electrically operated gates open onto a tarmac driveway with parking for several cars and leading to a car port. Large expanses of lawned gardens extend to the front and side of the property, stocked with an abundance of shrubs, trees and fruit trees. At the rear is a large garden store/workshop. The rear garden is bounded by brick walls with paved terracing and timber decking patio. To the south side is a paved terrace leading to a detached outbuilding with heated swimming pool.



The property is situated towards the centre of this attractive and popular village, about 1.5 miles and 3 miles south-west respectively from Poundbury and Dorchester.

## Martinstown, Dorchester, DT2

Approximate Area = 2063 sq ft / 191.6 sq m (excludes carport)  
 Outbuilding = 863 sq ft / 80.2 sq m  
 Garage = 314 sq ft / 29.2 sq m  
 Total = 3240 sq ft / 301 sq m  
 For identification only - Not to scale



**Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1137943.

**Sitting Room**  
 22'3 x 15'3 (6.78m x 4.65m)

**Dining Room**  
 16'9 x 9'10 (5.11m x 3.00m)

**Kitchen/Breakfast Room**  
 17'7 max x 14'4 max (5.36m max x 4.37m max)

**Conservatory**  
 18'1 x 10'0 (5.51m x 3.05m)

**Bedroom One**  
 15'3 x 13'4 (4.65m x 4.06m)

**Bedroom Two**  
 13'4 x 10'11 (4.06m x 3.33m)

**Bedroom Three**  
 13'4 x 8'11 (4.06m x 2.72m)

**Bedroom Four**  
 13'4 x 8'10 (4.06m x 2.69m)

**Carport**  
 16'2 x 15'0 (4.93m x 4.57m)

**Pool Room**  
 53'5 max x 16'3 max (16.28m max x 4.95m max)

### Additional information

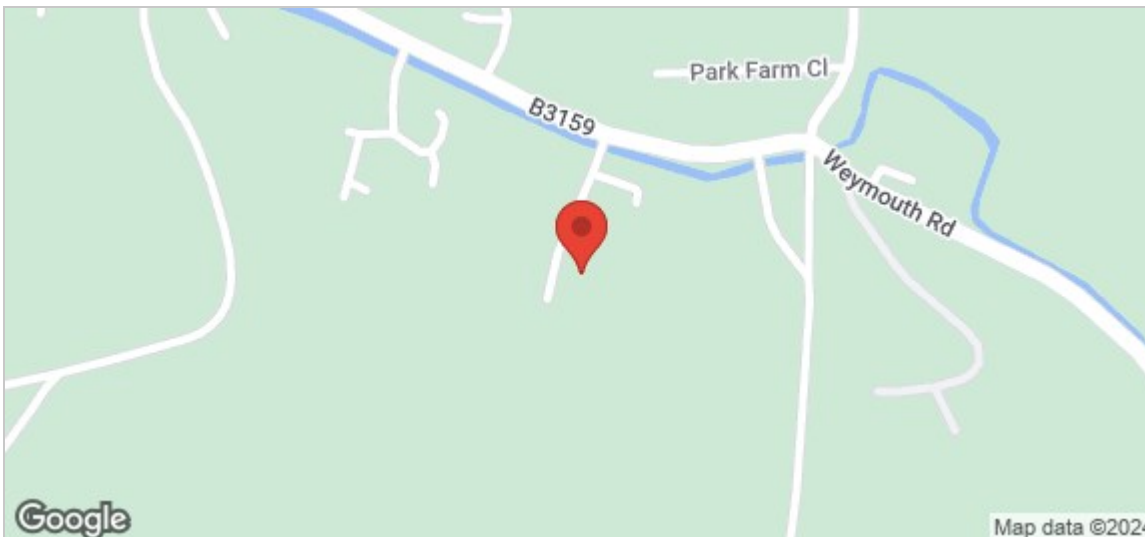
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached Bungalow  
 Property construction: Standard  
 Mains Electricity  
 Mains Water & Sewage: Supplied by Wessex Water  
 Heating Type: Oil Fired Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

### 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		45	74
England & Wales		EU Directive 2002/91/EC	

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