



8 CATTISTOCK ROAD

Maiden Newton, DT2 0AG

Price Guide £410,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Nestled in the charming village of Maiden Newton, Dorchester, this delightful property on Cattistock Road offers a perfect blend of comfort and convenience.. As you approach the cottage, you will be greeted by the attractive façade, which reflects the character of the surrounding neighbourhood. Inside, the home boasts a spacious layout, providing ample room for relaxation and entertaining. The living areas are filled with natural light, creating a warm and inviting atmosphere. The kitchen is well-equipped, making it a joy for any home cook to prepare meals. The bedrooms are generously sized, offering a tranquil space. The outdoor space is equally impressive, featuring a lovely garden that is perfect for enjoying the fresh air or hosting gatherings with friends and family. The location is convenient, with local amenities, schools, and transport links just a short distance away, ensuring that everything you need is within easy reach.

Situation

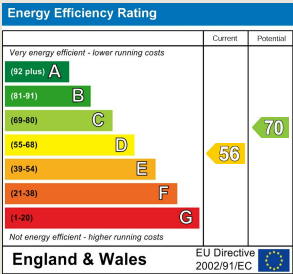
Dorchester 8.2 miles
Bridport 11.9 miles
Beaminster 9.9 miles
All mileages approximate.

The local area

8 Cattistock is situated in the heart of this popular village, well known for its exceptional range of facilities including a railway service running between Bristol Temple Meads and Weymouth. Also in the village is a pub, petrol station with shop, café, ironmongers, village store, doctors surgery, primary school, and village hall. Maiden Newton is equidistant between the county town of Dorchester, the Abbey town of Sherborne and the Georgian market town of Bridport, all of which have an excellent range of amenities including schools, supermarkets and restaurants.

Local Authority

Dorset Council Tax Band: E
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Entrance Hall

Tiled floor.

Sitting Room

A charming room with exposed beams, deep fireplace with oil fired stove with back boiler providing part central heating, tiled floor, book shelving with cupboard, radiator ,understairs cupboard and night storage heater.Tiled floor.

Dining Room

A bright room with exposed beams, tiled floor and window cills and night storage heater.Panelled walls.

Kitchen

Tiled floor, fitted double oven and hob, good range of cupboards and drawers ,space for dishwasher and stable style door to the attractive gardens. Breakfast bar.

Shower Room

suite comprising ,low level w/c,, hand basin and tiled floor .Shower cubicle.

Utility Room

Sink unit ,range of cupboards, tiled splashbacks, tiled floor, night storage heater and door to garden.

First Floor

Landing

Radiator

Bedroom Two

Electric heater and book shelving.

Bedroom Three

Airing cupboard and electric heater.

Bedroom One

Double wardrobe ,timber flooring and electric heating.

Bathroom

Suite comprising shower cubicle ,hand basin ,low level w/c and tiled floor.

Gardens

The gardens are a particular feature of this lovely cottage and comprise lawn with well stocked flower/shrub beds and a variety of young and mature trees. There is also hedging to provide privacy, a summerhouse with terrace which is ideal for sitting and relaxing and a small vegetable garden with raised beds.

Material Information_

Additional information not previously mentioned

- Mains electric, water and drainage.
- Mostly electric heating.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

Cattistock Road, Maiden Newton, Dorchester, DT2

Approximate Area = 974 sq ft / 90.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Mayfair Town & Country. REF: 1303624



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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beaminster@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

