



47 DORCHESTER ROAD

Maiden Newton, DT2 0BD

Price Guide £320,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Located in the center of Maiden Newton this house offers a perfect blend of comfort and style. With its spacious layout and inviting atmosphere, this property is ideal for families. Inside, the property boasts generous living spaces , creating a warm and welcoming environment. The kitchen is perfect for culinary enthusiasts, providing ample space for meal preparation and entertaining guests. The adjoining dining area offers a lovely setting for family meals or gatherings with friends. Outside, the garden presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening, children's play, or simply unwinding in the fresh air.

Situation

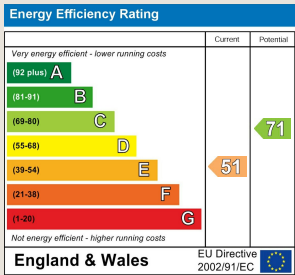
Dorchester 8.2 miles
Bridport 11.9 miles
Beaminster 9.9 miles
All mileages approximate.

The local area

47 Dorchester Road 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: B
Tenure: Freehold
EPC Rating: E



PROPERTY DESCRIPTION

Porch/Study

Sitting Room

A charming and spacious room with half panelled walls, brick fireplace with cupboards to one side.

Kitchen/Dining Room

A delightful room comprising:

Kitchen with double drainer sink unit, worksurfaces ,good range of cupboards, extractor fan and tiled floor. Beamed ceiling.

Dining Room with timber floor and doors to rear garden. Beamed ceiling.

Utility Room

Single drainer sink unit, work surface and door to rear garden.

First Floor

Landing

Bedroom One

Fireplace currently not in use, useful curtained storage area.

Bedroom Two

Rooflight.

Bedroom Three

Bathroom

Suite comprising panelled bath with shower ,hand basin, low level w/c and roof light.

Outside

Gardens

The long rear gardens are a particular feature and comprise terrace with

pergola, lawn with shrub borders, steps down to further lawn and area of decking and gravelled garden, Garden shed.

The gardens are fenced and have a right of way at the top for neighbour access.

Material Information_

Additional information not previously mentioned

- Mains electric and water. Mains drainage
- 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:

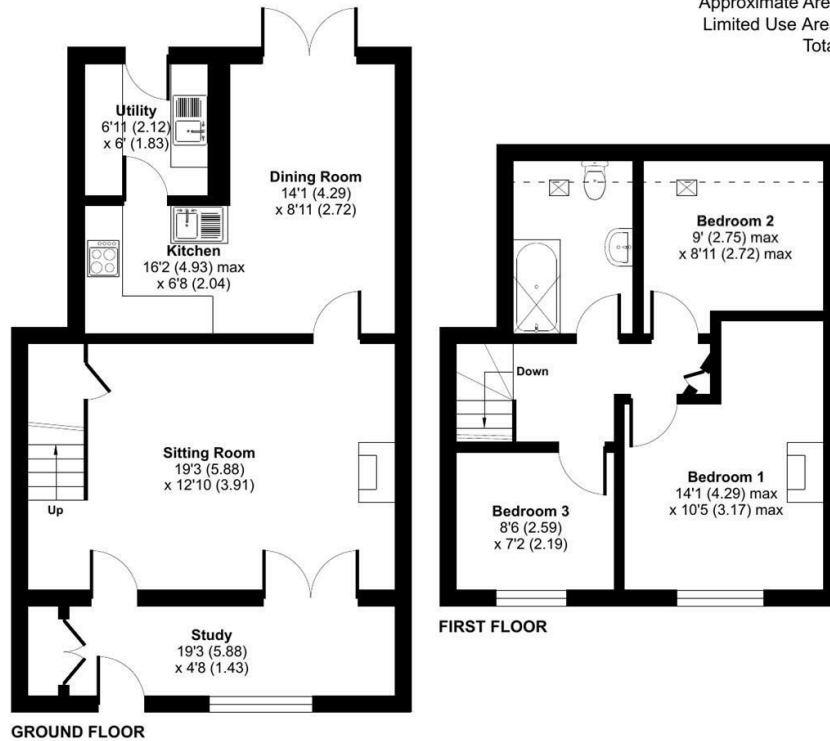
flood-map-for-planning.service.gov.uk/location

Dorchester Road, Maiden Newton, Dorchester, DT2

Approximate Area = 967 sq ft / 89.8 sq m
 Limited Use Area(s) = 18 sq ft / 1.7 sq m
 Total = 985 sq ft / 91.5 sq m

For identification only - Not to scale

Denotes restricted
head height



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: 1346825



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)

