



Magiston Street

Stratton Dorchester, DT2 9WB

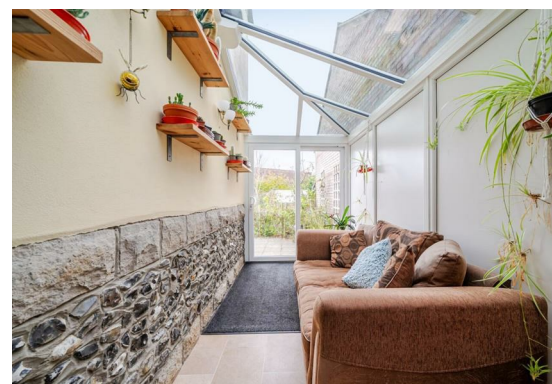


Magiston Street

Stratton Dorchester, DT2 9WB

- Four Bedroom Family Home
- Detached
- Panoramic Hill Views
- Double Garage to the Rear
- Utility
- Conservatory
- Stratton Village
- Countryside Walks
- Ensuite to Principle Bedroom
- Doors Opening to Garden From all Reception Rooms





This ATTRACTIVE FOUR BEDROOM DETACHED home offers a well-balanced layout and a sense of space throughout, with a ELECTRIC DOUBLE GARAGE positioned to the rear and BEAUTIFUL PANORAMIC VIEWS of the surrounding HILLS FROM GARDEN.

Upon entering, the hallway provides access to all main living areas: Immediately to your right there is a cloakroom. To one side lies a bright and spacious living room, featuring large windows, a wood burning stove and doors opening onto the garden, creating a seamless connection to the outdoor space. Adjacent to this is a separate dining room, ideally placed for both everyday meals and entertaining, with a convenient flow through to the garden via doors opening out.

The kitchen sits at the heart of the home and enjoys a pleasant outlook towards the garden. The kitchen offers ample wall and base level units, built in dishwasher and under counter fridge. It leads into a generous sized utility room with further fitted units, space for washing



machine, tumble dryer and under counter fridge/freezer as well as the boiler. The utility benefits from secondary access to the front of the property, perfect for keeping dirty shoes or pets away from the central house. To enter the garden you pass through a light-filled conservatory, benefitting from tinted glass, which serves as a peaceful spot to relax while taking in the views. From the kitchen to the garden and the double garage beyond—perfect for practical day-to-day living.

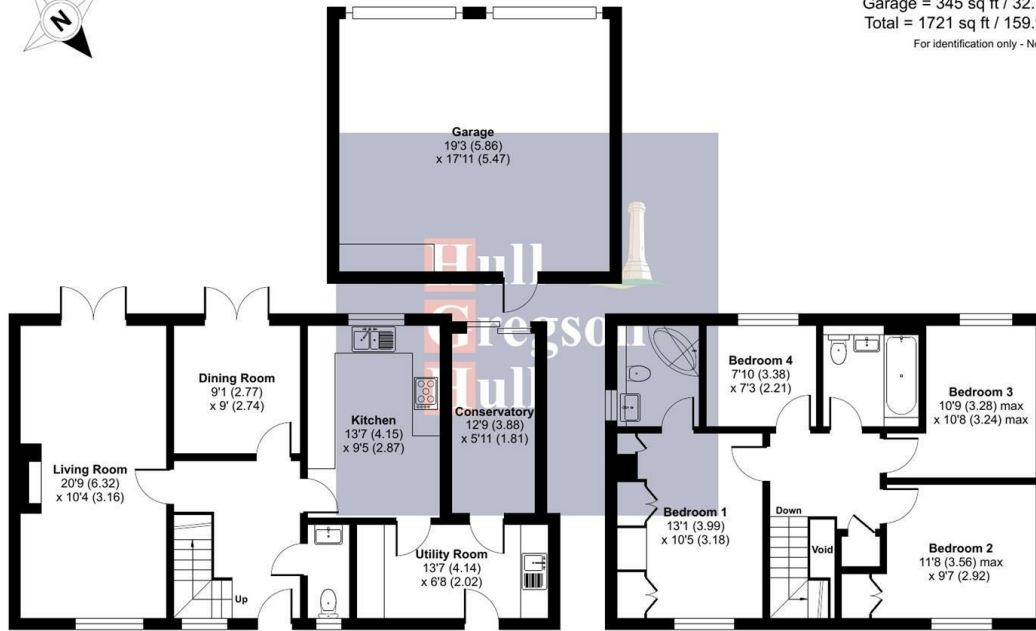
Upstairs, a central landing boasts a spacious airing cupboard and leads to four well-proportioned bedrooms. The main bedroom sits at the front of the house and provides a calm retreat with built-in storage and ensuite featuring a corner bath. The second and third bedrooms are comfortable doubles, the second bedroom benefits from built in storage, while the fourth is ideal for a child's room, home office, or guest space. A modern family bathroom completes the first floor.

This property is a spacious and well-planned family home, designed for both comfort and practicality. The versatile ground-floor layout encourages sociable living, while the upper floor provides quiet and privacy paired with a spacious loft. Externally, the garden is a standout feature that boast a southerly aspect, offering far-reaching panoramic views across the hills whilst offering a low maintenance appeal with additional features such as summer house/potting shed and greenhouse and opportunity for growing vegetables. —making it a truly peaceful and scenic setting. There is also direct access to the double garage with electric doors from the garden.

Stratton is a picturesque village in Dorset, located just a few miles north-west of Dorchester. Set within the peaceful Frome Valley, it enjoys a beautiful rural outlook surrounded by rolling countryside and open farmland. The village retains a traditional charm, with period cottages, a friendly community atmosphere, and a popular local pub, The Saxon Arms. Despite its tranquil setting, Stratton offers excellent access to Dorchester and the A37, making it ideal for those seeking a balance between countryside living and convenient connections to nearby towns and amenities.



Approximate Area = 1376 sq ft / 127.8 sq m (excludes void)
Garage = 345 sq ft / 32.1 sq m
Total = 1721 sq ft / 159.9 sq m
For identification only - Not to scale



FIRST FLOOR



Garage
19'2" x 17'11" (5.86 x 5.47)

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

Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

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		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

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