



**Connells**

Cowleaze  
Martinstown Dorchester





### Property Description

Martinstown lies just outside of Dorchester and is part of Dorset's Area Of Outstanding Natural Beauty. The village itself boasts a church, post office/shop and village pub whilst Dorchester is well equipped with two train stations, hospital and a wide range of other amenities. This detached bungalow comprises three double bedrooms, generous living room with stunning views, kitchen, conservatory and garage. To the rear there is a well-proportioned garden.

### Entrance Porch

Double glazed door and window to the front and door into the entrance hall.

### Entrance Hall

Door in from porch, wall mounted fuse box, radiator, access to loft space, airing cupboard and doors to lounge, dining room, kitchen, all three bedrooms, WC and bathroom.

### Lounge

17' 11" x 11' 9" (5.46m x 3.58m)

Two double glazed windows to the front, feature fire place with stone surround and mantle and gas fire in set, two radiators, telephone point, television aerial socket and door to the entrance hall.

### Dining Room

14' 7" x 10' 1" (4.45m x 3.07m)

Electric fire place with wood surround and mantle, radiator and double glazed French doors to the rear garden.

### Kitchen

12' x 7' 1" (3.66m x 2.16m)

Double glazed internal window through to the garden room, fitted kitchen with wall and base units, work surfaces with 1½ bowl stainless steel sink and drainer in set, tiled splashbacks, integrated electric oven and gas hob with cookerhood over, plumbing and space for washing machine, wall mounted gas boiler, double glazed door to the garden room and door to the entrance hall.

### Garden Room

9' 10" x 7' 3" (3.00m x 2.21m)

Brick built construction with double glazed windows to the side and rear. Double glazed internal window into the kitchen, double glazed door to the rear garden and door to the kitchen.

### Bedroom 1

12' 10" x 11' 8" (3.91m x 3.56m)

Double glazed window to the front, radiator and door to the entrance hall.

### Bedroom 2

10' 1" x 8' 11" (3.07m x 2.72m)

Double glazed window to the front, radiator and door to the entrance hall.

### Bedroom 3

11' 8" x 7' 11" (3.56m x 2.41m)

Double glazed window to the rear, radiator and door to the entrance hall.

### Bathroom

Double glazed window to the rear, bath with mixer taps and shower attachment, separate shower cubicle, wash hand basin, part tiled, radiator and door to the entrance hall.

### WC

Double glazed window to the rear, wash hand basin, WC and door to the entrance hall.

### Outside Space

#### Front Garden

Mainly laid to lawn with mature plant and shrub borders, steps to the side lead up from the driveway in front of the garage with a pathway that leads to the front of the property. There is a wooden gate with access to the rear.

#### Rear Garden

There is a paved patio seating area directly outside the rear of the property. Steps then lead up to the remainder of the garden which is mainly laid to lawn with various trees and a rockery slope which leads to a further stretch of lawn. There is a storage shed and the garden is fully enclosed with a gate for access to the front.

### Garage

17' 4" x 8' 3" (5.28m x 2.51m)

Up and over door.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01305 266 755**  
**E Dorchester@connells.co.uk**

3 High West Street  
 DORCHESTER DT1 1UH

**EPC Rating: D**

**view this property online [connells.co.uk/Property/DCH308019](http://connells.co.uk/Property/DCH308019)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DCH308019 - 0003