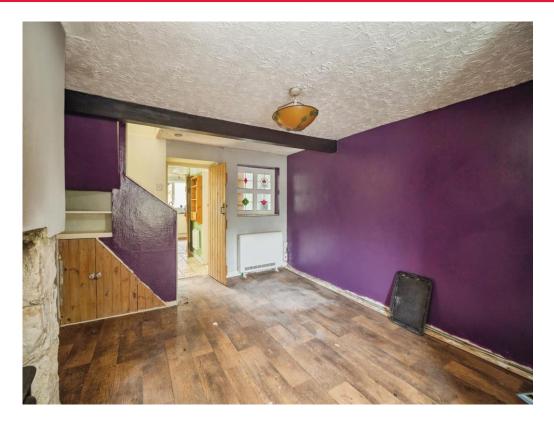


Connells

Whitehall Maiden Newton Dorchester







## **Property Description**

Situated in the ever-popular West Dorset village of Maiden Newton lies this two bedroom cottage. The village boasts a wide range of amenities including public house, shop, fuel station, first school, church, post office and railway station. The property itself comprises a spacious lounge, bathroom and kitchen-diner on the ground floor. The first floor is home to two well-proportioned bedrooms. There is an enclosed rear courtyard garden with views over meadowland.

#### **Entrance Porch**

A double glazed front door leads into the entrance porch with the consumer cupboard and a door leading to the lounge.

### Lounge

15' 11" x 11' 7" ( 4.85m x 3.53m )

A door leads from the entrance porch into the lounge with a double glazed window to the front aspect, a telephone point, a television aerial socket, a woodburning stove, an electric storage heater, stairs leading to the first floor and a door leading to the dining room.

## **Dining Room**

7' 10" x 6' 10" ( 2.39m x 2.08m )

A door leads from the lounge to the dining room with a double glazed window to the rear aspect, a skylight, an electric storage heater and doors to the kitchen and to the bathroom.

#### Kitchen

12' 2" x 6' 11" ( 3.71m x 2.11m )

A door leads from the dining room to the kitchen with a double glazed window to the rear aspect and a door to the side leading onto the rear garden. The kitchen also benefits from an electric oven and hob with a cookerhood over, plumbing for a washing machine, an integrated dishwasher and space for a fridge freezer.

#### **Bathroom**

A door from the dining room leads into the bathroom with an electric storage heater, a bath with a shower above, a WC, a wash hand basin and a double glazed skylight to the rear.

#### First Floor

# **First Floor Landing**

Stairs lead up from the lounge on the ground floor to the first floor landing with an airing cupboard, doors to both bedroom and a double glazed window to the rear aspect.

#### Bedroom 1

12' x 8' 2" ( 3.66m x 2.49m )

A door leads from the first floor landing into bedroom 1 with a double glazed window to the front aspect, an electric storage radiator and a telephone point.

#### Bedroom 2

8' x 7' 6" ( 2.44m x 2.29m )

A door leads from the first floor landing into bedroom 2 with a double glazed window to the rear aspect which enjoys countryside views.

# **Outside Space**

#### Rear Garden

A door from the kitchen leads out onto the rear courtyard garden which is laid to a patio and which enjoys views over meadowland.

















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

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EPC Rating: E Council Tax
Band: B

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Tenure: Freehold



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