



Chalk Newton House, Church Road



# Chalk Newton House,

Maiden Newton, Dorchester, Dorset DT2 0AB

Dorchester and County Hospital 8 miles. Bridport 12 miles.  
Sherborne 16 miles. Yeovil 13.5 miles.

**An Imposing & Attractive Period Property of very grand proportions, offered to the market in need of refurbishment with a beautiful walled garden. EPC Band F**

- Over 4,500 sq ft of accommodation
- Suitable for multi-generational living over 3 floors
- Within the centre of this pretty Dorset Village
- Five Reception Rooms
- Five Bedrooms, Dressing Room & three Bathrooms
- Utility Room & three Cloakrooms
- Two Kitchens one with an Aga
- Private walled garden & two single garages
- Freehold
- Council Tax Band F

## Offers In Excess Of £600,000

### SITUATION

Chalk Newton House is a very prominent property located within the conservation area in the centre of the lovely village of Maiden Newton. The village is well served with a good range of day to day amenities including a pub, petrol station (with shop), café, Doctors Surgery, Primary School and village store, all within walking distance of the property including a railway station (services to both Bristol Temple Meads & Weymouth). The village is within an easy drive of Dorchester, Sherborne and Bridport for further shopping, scholastic or recreational facilities. The beautiful Jurassic coast is also within easy reach.

### DESCRIPTION

Chalk Newton House is a very unusual property with great character, charm and of very large proportions. The accommodation is spread over 3 floors with potential to create an annexe at one end; it would suit 2 families wanting to live together. There is great flexibility throughout to alter the layout to mould the property to suit how a buyer wishes to live. Externally there are colour washed elevations under a slate roof with period features internally including high ceilings, sash windows and a fabulous 40' first floor drawing room; this room would be fabulous for a yoga or pilates or even a dance studio. Outside there is a superb walled garden and the property benefits from 2 single garages.

The property is now in need of a refurbishment programme and offers a buyer the opportunity to put their stamp on it. The generous accommodation throughout will allow a buyer flexibility and room to make changes and bring this beautiful house to life again.



## ACCOMMODATION

The front of the property is screened by a clipped hedge with low brick wall and wrought iron gate and path leading to an attractive pillared and covered porch. The front door opens onto an entrance hall with doors off to both front reception rooms and to the inner hallway at the rear of the property. The Sitting Room at the front has an attractive fireplace with open fire and a door leads to the study. The Dining Room is a generous room with a door to the kitchen with country style wall and floor units and an oil fired 4 oven Aga. An archway leads into the garden room overlooking the garden with doors back to the inner hall, cloakroom with WC and utility room. From the other side of the garden room a door leads into the annexe sitting room with fireplace, door to an office, door to a porch with a separate front door, cloakroom with WC and kitchen with door to the walled garden. From the Sitting Room stairs rise to the first floor to a double bedroom and small en-suite Bathroom.

From the inner hall at the rear of the main house stairs rise to the First Floor landing. Double doors open into the first floor Drawing Room, this fabulous room is 40' long is light and airy and faces South. There is a double bedroom with built-in wardrobes, a large bathroom, airing cupboard and a separate Cloakroom with WC on this level. Stairs rise again to the Second Floor landing with 2 double bedrooms sharing a dressing room in the middle, another double bedroom and a large bathroom that is currently an en-suite to bedroom 1.

## OUTSIDE

To the front through the wrought iron gate there is a small area of garden behind the hedge and wall, the wall continues to a separate arched wooden gate which is no longer in use. The private courtyard can be accessed from the main house or through the annexe garage. There is a driveway with tandem parking and the other garage. To the rear is a lovely private walled garden, laid to lawn with borders and a variety of mature trees, shrubs and flowers providing colour and interest all year around.

There is additional parking on the road outside.

## SERVICES

Mains Water, Electricity and Drainage.

Oil fired central heating.

Broadband : Standard and Superfast (Ofcom)

Mobile : Three, O2, Vodafone and EE (Ofcom)

Flood Risk : Very Low (Environment agency)

## VIEWINGS

Viewing strictly by appointment through the Vendor's selling agent, Stags, Yeovil Office, telephone 01935 475000.

## DIRECTIONS

From Yeovil take A37 to Maiden Newton where you will come into the village via Norden Lane leading into Station Road and then Church Road. The property will be found on the Left Hand Side just past the school and opposite the shop and will be identified by our For Sale Board.

## AGENTS NOTE

Please note that these photos were taken prior to the property being cleared in 2023.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 4554 sq ft / 423.1 sq m  
For identification only - Not to scale

**FIRST FLOOR 2**

- Annexe Bedroom: 5.56 x 5.64m (183 x 185)

**SECOND FLOOR**

- Bedroom 4: 4.29 x 3.02m (141 x 97)
- Bedroom 2: 4.20 x 4.04m (141 x 133)
- Dressing Room
- Bedroom 1: 4.29 x 3.89m (141 x 129)

**FIRST FLOOR 1**

- Bedroom 3: 4.95 x 3.40m (163 x 112)
- Drawing Room: 12.10 x 4.47m (40' x 14'8")

**GROUND FLOOR**

- Study: 4.09 x 3.07m (135 x 101)
- Utility: 3.37 x 2.01m (11'2" x 6'7")
- Garden Room: 4.22 x 2.72m (13'10 x 8'11")
- Annexe: 6.12 x 5.89m (201 x 193)
- Kitchen: 6.3 x 4.09m (20'8" x 13'5")
- Office: 6.52 x 7.83m (21'4" x 25'8")
- Sitting Room: 5.87 x 4.60m (19'3 x 15'1")
- Dining Room: 5.87 x 4.60m (19'3 x 15'1")

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1233810



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E	37	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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