



**The Old Post Office, 7a Church Road, Maiden Newton,
Dorchester, Dorset**

A charming three bedroom cottage in good order throughout just a short walk from the village centre and countryside walks.

Guide Price
£325,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

The Old Post Office, 7a Church Road, Maiden Newton, Dorchester, Dorset, DT2 0AA

- Mid terrace cottage
 - Three bedrooms
 - Two reception rooms
 - En suite shower room
 - Westerly facing garden
- Well-served and popular village
 - No forward chain
- Current rateable value £2,700 (1 April 2023 to present)

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

This charming house is within the conservation area of this popular village and within easy walking distance of the award winning corner shop, Village pub, railway station, amenities and the beautiful surrounding countryside walks.

Having undergone modernisation in recent years the property is in good order throughout. As you enter the property your are greeted with a generously sized entrance hall that sets the tone for the charm and comfort found throughout the home.

The accommodation on the ground floor comprises; entrance hall, living room with attractive fireplace and wood burning stove on a raised hearth, separate dining room with French doors leading to outside and fitted kitchen with integral oven and hob.

A useful wc completes the ground floor.

On the first floor is a master bedroom with en suite shower room, two further good size bedrooms and a modern bathroom.

Outside

Outside the rear garden enjoys a westerly aspect and is laid to lawn with patio abutting the house and space for a garden shed

Situation

The Old Post Office 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 (service to London) and Weymouth.

Also in the village is a thriving 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.

Abbotsbury is 12 miles away and the sea is easily reached along the magnificent UNESCO World Heritage Jurassic Coastline.

Sporting facilities in the area include golf courses at West Bay, Dorchester and Lyme Regis, horse racing at Wincanton and water sports on the Dorset coast.

The area is also served by independent schools at Perrot Hill and Sherborne.

Services

Mains drainage, water and electricity.
Electric heating

Broadband
Superfast speed available

Mobile
Network coverage is reported to be good for both indoors and out
(Information from <https://www.ofcom.org.uk>)

Local Authority
 Dorset Council
 01305 251010 and www.dorsetcouncil.gov.uk



Council Tax Band: Current rateable value
 £2,700 (1 April 2023 to present)
 EPC: F

Directions

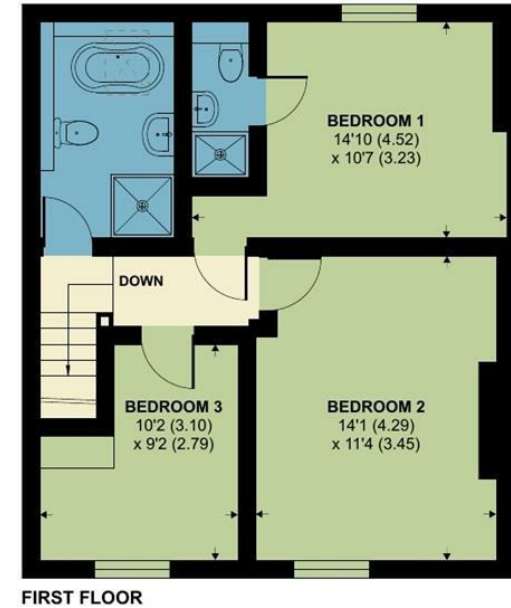
From Dorchester take the A37 towards Yeovil. Pass through Grimstone and take the next left onto the A356, towards Maiden Newton. Proceed through Frampton and into Maiden Newton proceed into the village past the petrol station and through the traffic calming take the right hand turn with the shop on the corner onto Church Road, the property is a short distance along on the left.

Church Road, Maiden Newton, Dorchester

Approximate Area = 1214 sq ft / 112.7 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	38
EU Directive 2002/91/EC	



Dorchester/ATR/10.05.2024 rev



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1096275



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