



Old Stables, Church Road, Maiden Newton, Dorset

A converted stables with stunning architectural features in Maiden Newton village, in excellent decorative order throughout and with spacious accommodation, secure gated carport, further parking and landscaped rear garden.

Guide Price
£585,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**Old Stables,
Church Road, Maiden Newton,
Dorchester, Dorset
DT2 0AB**

- Converted stables with stunning features
 - Carport and further parking
 - Enclosed rear garden
 - Garden room
 - Solar panels
 - 3/4 bedrooms
- Spacious kitchen / dining room
 - Council Tax Band E

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

An impressive converted stables of brick construction under a tiled roof situated in the heart of Maiden Newton village. Converted in the late 1980's the property has stunning architectural and quirky features and has since been renovated to a high standard throughout. Old Stables is arranged over two floors with flexible accommodation, 3/4 double bedrooms (depending on how you use the space) and 3 luxurious bathrooms. Further benefits include secure off road parking and enclosed rear garden.

The entrance to the property is discrete and intriguing with a door cut within double barn doors, leading you into a covered car port with a glazed door giving access to the main entrance hall. In the hall there is small under stairs cupboard and door leading to the dual aspect kitchen / dining room. The kitchen has a solid quartz worktop and is fitted with light grey kitchen cupboards and drawers, giving ample storage. There is a Belfast sink and built in appliances include a dishwasher, washer / dryer, under counter fridge and freezer. There is also space for an electric range cooker with a fitted extractor hood over. The kitchen area opens to the dining room where there is a built in bench with storage below and space for a family dining table. There is a study or 4th bedroom on the ground floor with a window to the side. The sitting room is eye catching and has a high vaulted ceiling, at the far end of the room there is a raised landing with balustrade that then flows up the first floor. Additionally in the sitting room is a cosy

seating area with central electric fire and fixed timber surround. Double doors from the raised landing leads to the garden room which was added in 2021 and has a pitched roof, sky lights and sliding glazed double doors leading to the rear garden, flooding this room with natural light.

There are two stairs cases to the first floor on either end of the house. The guest double bedroom (bedroom 2) is situated over the car port area and has a built in wardrobe. Next to this room is a bathroom with shower cubicle. On the other end of the house there are stairs that rise from the sitting room to a long landing and built in cupboard. The master bedroom is a spacious room with vaulted ceiling and A frame beams. There are built in quality wardrobes and there is a loft hatch to storage space. The fully tiled en suite has a double shower cubicle, Mira shower and storage for bathroom products. There is another double bedroom on this floor as well as a family bathroom with bath and built in cupboards.

Outside

The landscaped secluded garden to the rear has been lovingly tended to and is fully enclosed by attractive stone, flint and brick walls. There is an area of lawn and a wide brick path to the end of the garden where there is a bespoke timber built workshop (with power), with shed storage to the rear and a covered seating area, perfectly positioned to catch the evening sun. Further seating areas include a gravelled area

and a patio abutting the rear of the property. To the side there is the well screened oil tank and a side pedestrian gate giving access to the parking.

The parking area is secured at the front with attractive barn style doors, which encloses the car port area and there is further gravelled parking on the drive beyond for another car. The whole parking area will easily fit up to 3 cars and there is an outside tap, external oil fired boiler and external lighting.

Situation

Old Stables 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 electricity, water and drainage.
 Oil fired central heating.
 10 x solar panels (owned).

Broadband - Superfast speed available
 Mobile - It is reported that you are likely to have network coverage for both indoors and outdoors (<https://www.ofcom.org.uk>)

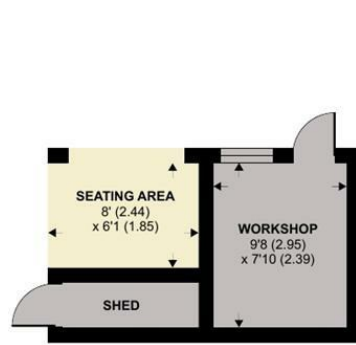
Local Authority
 Dorset Council
 01305 251010 and www.dorsetcouncil.gov.uk

Council Tax Band: E
 EPC: E



Church Road, Maiden Newton, Dorchester

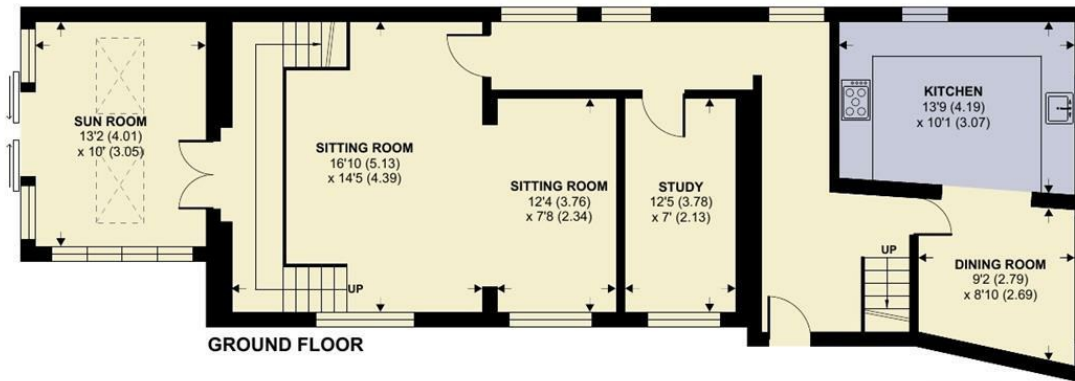
Approximate Area = 1948 sq ft / 180.9 sq m (excludes void)
 Outbuilding = 125 sq ft / 11.6 sq m
 Total = 2073 sq ft / 192.5 sq m
 For identification only - Not to scale



OUTBUILDING 1 / 2



FIRST FLOOR 1



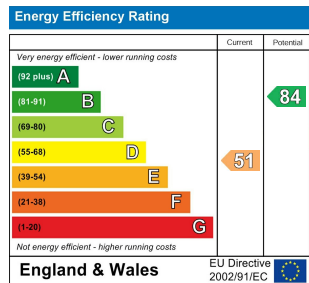
GROUND FLOOR



FIRST FLOOR 2

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 right.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1111462



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01305 261008
 Symonds & Sampson 9 Weymouth Avenue
 Brewery Square
 Dorchester
 Dorset
 DT1 1QR
dorchester@symondsandsampson.co.uk

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