



Stevens Cottage, Martinstown, Dorchester, Dorset

A delightful double fronted Grade II listed cottage, perfectly positioned towards the heart of this sought-after village with three bedrooms, two reception rooms, double garage, front and rear garden.

Guide Price
£475,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Stevens Cottage, Martinstown, Dorchester, Dorset, DT2 9JR

- Grade II listed
- Semi detached house
 - Three bedrooms
 - Two reception rooms
 - Front and rear garden
- Double garage and parking
- Toward the centre of the village
 - Council tax band E

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

Upon entering the property, you step into the entrance hall which leads to the sitting room and dining room. The sitting room to the side has a gas fire. Adjacent to the sitting room, the spacious dining room provides ample space for table and chairs, leading directly into kitchen.

The kitchen is to the rear of the house and features a range of floor and wall-mounted units. Completing the ground floor is a separate shower room and WC for added convenience.

On the first floor are three good sized bedrooms with the principle bedroom benefitting from fitted wardrobes. Additionally, there is a separate WC on this floor, ensuring practicality.

Outside

The lovingly maintained rear garden is a true highlight of the property. Mostly laid to lawn, it is complemented by vibrant flower beds and mature shrub borders. At the far end of the garden, a dedicated vegetable garden with a greenhouse,

perfect for the gardening enthusiast. The front garden is equally charming, laid to lawn and enclosed with box hedging, with a stone footpath leading to the front door.

The property further benefits from a double garage and additional parking, ensuring ample space for vehicles.

Situation

The property is in the centre of the village of Martinstown, which is about three miles south-west of the County Town of Dorchester. Local facilities include a sub post office/store, a parish church, a village hall and a public house. A stream, the South Winterborne, runs through the length of the village.

Dorchester provides an excellent range of facilities, including mainline rail links to London Waterloo and Bristol, the County hospital, cinema, arts centre and a variety of independent and chain eateries and bars. It is well served for shopping facilities, including the new Brewery Square development, as well as two Waitrose supermarkets and a weekly market.

Sporting and recreational facilities in the area include golf at Dorchester Came Down and East Dorset Golf Clubs, tennis and squash at Dorchester Tennis & Squash Club. There are sailing and water sports along the nearby coastline, and riding and walking along the network of bridle and footpaths which cross the surrounding area.

Services

Mains, gas, electricity, water and drainage.
Gas fired central heating.

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

It is reported that there is a high risk of surface water flooding. (<https://www.gov.uk/check-long-term-flood-risk>)
We are informed by the vendor that the property has never flooded.

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

Martinstown, Dorchester

Approximate Area = 1327 sq ft / 123.3 sq m

For identification only - Not to scale

Council tax band E
 EPC G (the property is grade II listed)

Agents Note

We are informed that Stevens Cottage owns the driveway and the neighbour has vehicular and pedestrian access over the driveway to access their garage.

Directions

From Dorchester, head west on the A35. At the 'Monkey Jump' roundabout, take the second exit and follow this road to Martinstown. At the junction, turn right. Continue along the road and after a short distance, the property will be on your right-hand side, just after Manor Grove (on your left).



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		32	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1117580



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