



**Chalk Newton House, Church Road,
Maiden Newton, Dorchester**

Guide Price
£695,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

A handsome detached village house with five bedrooms, in a conservation area and the heart of this well-served popular village.

**Chalk Newton House,
Church Road, Maiden Newton,
Dorchester, DT2 0AB**

- Attractive detached village house
- Well appointed accommodation arranged over three floors
 - 40' first floor drawing room
 - Walled rear garden
 - Two single garages
 - Driveway
- Well-served and popular village
 - Council Tax band F
 - EPC: G

Viewing strictly by appointment through
Symonds & Sampson Dorchester Sales Office
on 01305 261008





The Property

Chalk Newton House is an attractive detached village house within the conservation area of this popular village and walking distance of the pub, amenities, and the beautiful surrounding countryside.

The house has attractive colour wash render walls with a covered porch and sash windows. The sash windows are repeated on the first floor and give the house a classical look.

The house has extremely well appointed accommodation arranged over three floors and some excellent rooms including two perfectly proportioned reception rooms, a study, and most notably the kitchen leading through to the garden room/conservatory overlooking the walled rear garden.

Returning to the entrance hall and there is access to the rear garden, WC (housing the oil boiler), and useful utility room.

Completing the ground floor and to the side of the main accommodation is an additional reception room, kitchen, and study. This wing is currently used as an artist studio and there is a pretty courtyard garden off the sitting room. Stairs rise to the first floor double bedroom with an en suite bathroom.



There are many rooms in the house worth a special mention, including the 40' first floor drawing room which offers the potential to form additional bedrooms by sub-dividing the room. The remainder of the first floor has a double bedroom, bathroom, and separate WC.

On the second floor are three further double bedrooms, a dressing room, and an en suite to the principle bedroom which also serves the second floor bedrooms.

Outside

The property is approached from Church Road where there are two single garages and driveway providing tandem parking. The rear garden is enclosed by an attractive wall, predominantly laid to lawn and has been thoughtfully planted to host a wealth of mature shrubs, plants and trees.

Situation

Chalk Newton House 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 water, electricity and drainage
Oil 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>)

Local Authority

Dorset Council
Tel: 01305 251010

Council tax band F
EPC G

Agent Note

Please note that the photos were taken in 2023.





Directions

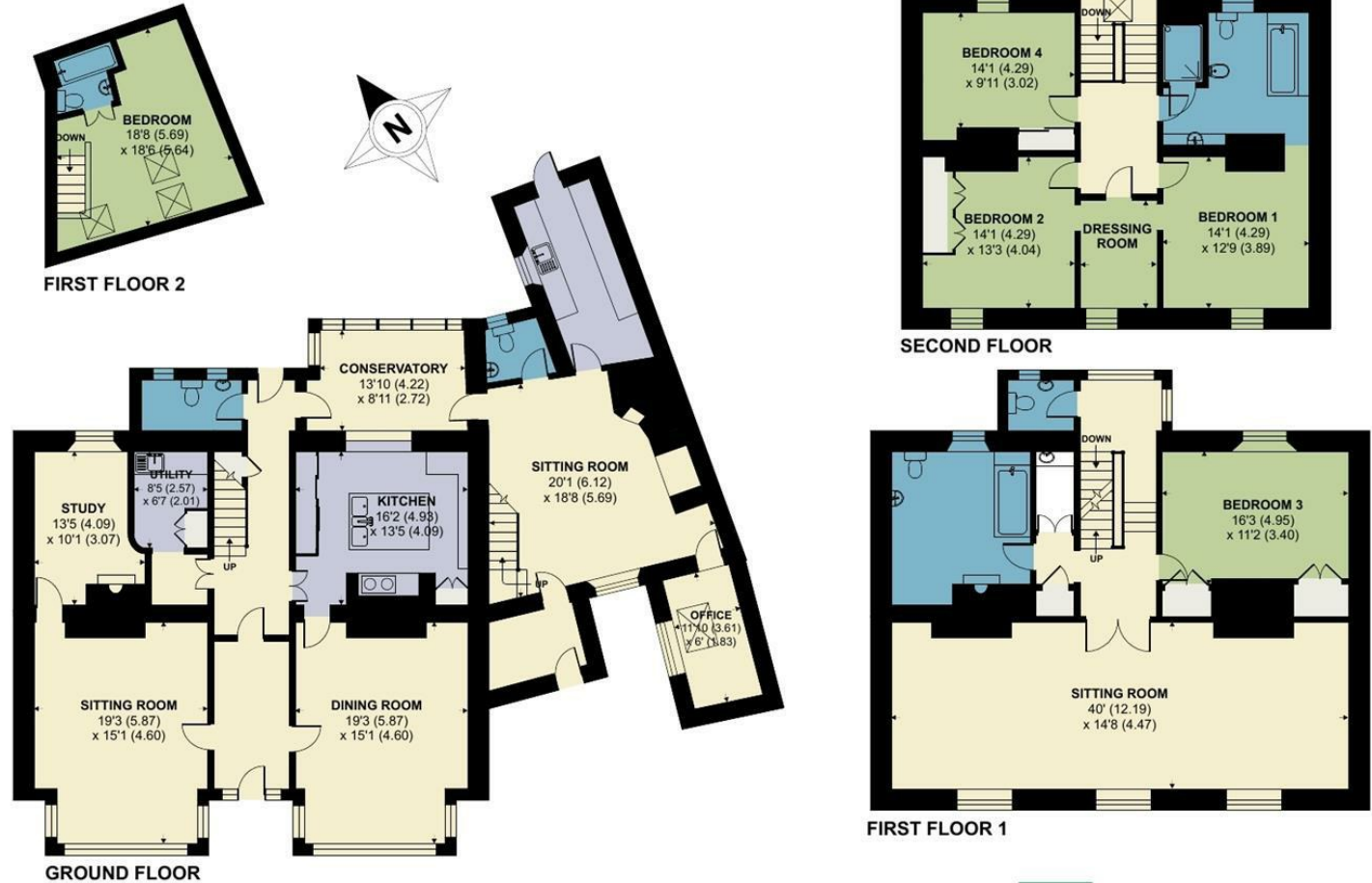
From Dorchester, take the A37 towards Yeovil. After about four miles pass through Grimstone and turn left onto the A356 signed Frampton/Maiden Newton/Crewkerne. Proceed through Frampton. Enter Maiden Newton. Continue through the village passing the village the pub and after a short distance turn right onto Church Road. The property will be on your right hand side.

Church Road, Maiden Newton, Dorchester

Approximate Area = 4554 sq ft / 423.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		EU Directive 2002/91/EC	
		48	1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Symonds & Sampson. REF: 959884



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01305 261008

Symonds & Sampson LLP
 Symonds & Sampson 9 Weymouth Avenue, Brewery Square,
 Dorchester, Dorset, DT1 1QR
 dorchester@symondsandsampson.co.uk
 www.symondsandsampson.co.uk

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