



36 Harveys Close, Maiden Newton, Dorchester, Dorset

A beautifully presented four bedroom semi detached house in this popular and well-served village.
Two reception rooms, en suite shower room, landscaped garden and double garage.

Guide Price
£425,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

36 Harveys Close, Maiden Newton, Dorchester, Dorset, DT2 0BN

- Semi detached house
 - Four bedrooms
- En suite shower room
- Two reception rooms
 - Landscaped garden
 - Double garage
- Popular village with amenities
 - Council tax band D

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

This modern semi detached house is within walking distance of the village pub, amenities and the beautiful surrounding countryside.

Step into the light and spacious entrance hall, which sets the tone for the airy and inviting rooms throughout the house. The sitting room has a wood-burning stove and double doors that open out to the garden, creating a seamless flow between indoor and outdoor living. Adjacent to the sitting room is the dining room, perfect for family meals and entertaining guests.

The kitchen/breakfast room is equipped with a range of floor and wall-mounted units. Double doors lead out to the gardens. Off the kitchen, you will find a useful utility room with space for white goods and additional storage, ensuring the kitchen remains clutter-free.

Completing the ground floor accommodation is a wc.

Upstairs, the first floor offers four good sized bedrooms with the principal bedroom benefitting from an en suite shower room and enjoying views over the garden. A well-appointed family bathroom serves the remaining bedrooms, featuring modern fixtures and fittings.

Outside

The rear garden is a highlight of the house, with well-stocked borders filled with vibrant flowers and mature shrubs. A patio stretches the width of the house, offering ample space for outdoor dining and relaxation. The low-maintenance side garden, laid to shingle and lawn, provides an additional area for outdoor enjoyment without the upkeep.

The property is approached off Harveys Close, with a area of lawn and mature shrubs and a paved path leading to the front door. There is access via a side (shared) driveway leading to a timber framed garage block with a double garage belonging to the property.

Situation

Maiden Newton is a bustling village with an excellent range of local services including a public house, garage/convenience store, shops including an ironmongers, a doctor's surgery, a primary school, a church and a railway station on the Dorchester/Yeovil to Bristol line.

The major centres of Dorchester, Bridport, Yeovil and Sherborne are all readily accessible.

The beautiful surrounding countryside is well interspersed with footpaths and bridleways, giving access to many areas of outstanding beauty.

The area is also renowned for schooling. State schools include the Primary school in the village and secondary school in Beaminster. Preparatory schools include Sunninghill, Perrott Hill, Leweston and Sherborne. Public schools include Sherborne (boys & girls), Leweston (girls), Canford, Clayesmore, Milton Abbey and Bryanston.

Services

Mains water, electricity and drainage.
Gas fired central heating (LPG)

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
01305 251010 and www.dorsetcouncil.gov.uk

Council Tax Band: D

EPC: C

Directions

From Dorchester proceed on the A37 signed to Yeovil. After approximately 3 miles, and on leaving the small village of Grimstone, take the left fork onto the A356, signed to Frampton. Carry on from Frampton into Maiden Newton. Continue past the petrol filling station and through the road narrowing scheme. A short distance after this, turn right into Bull Lane and then take the first right into Harveys Close. The property will be found after a short distance on the left.

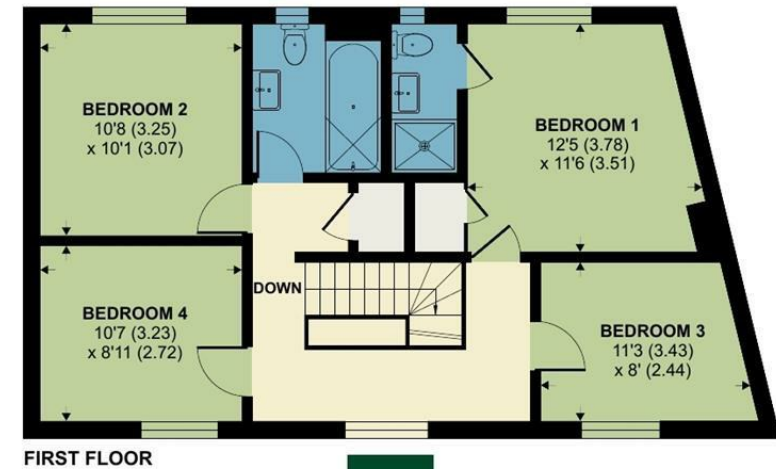
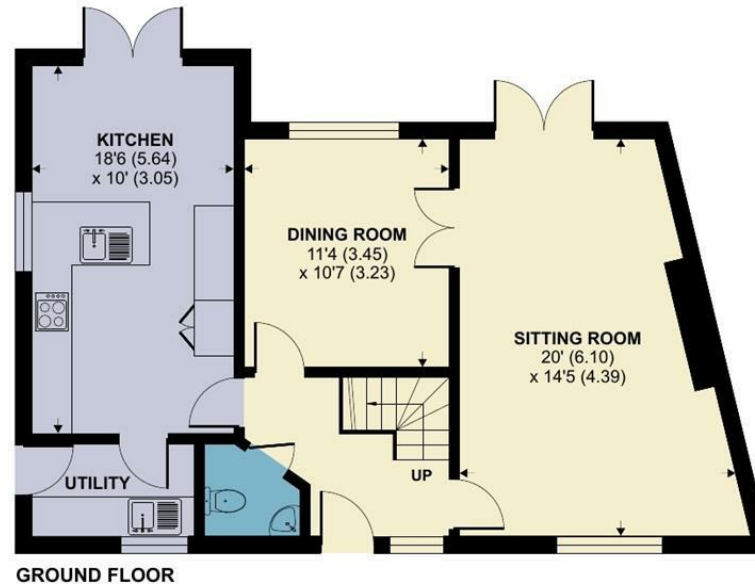
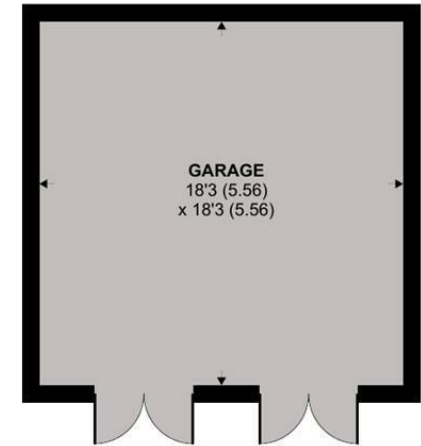
Harveys Close, Maiden Newton, Dorchester

Approximate Area = 1387 sq ft / 128.8 sq m

Garage = 336 sq ft / 31.2 sq m

Total = 1723 sq ft / 160 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79 88
(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	

GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1142120



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