

Symonds  
& Sampson



Magiston Street  
Stratton, Dorset

# Farriers

7 Magiston Street, Stratton,  
Dorset DT2 9WB

A modern five bedroom detached family home which blends traditional charm with modern living with south facing rear garden and nearby to countryside walks. Garage and driveway.



- Detached family house
  - Five bedrooms
- En suite shower room and family bathroom
  - South facing garden
  - Garage and driveway

Guide Price £595,000

Freehold

Dorchester Sales  
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## THE DWELLING

A detached thatched home which blends traditional charm with modern living with south facing rear garden and nearby to countryside walks.. Its striking stone and flint elevations under a beautiful thatch roof create a welcoming first impression.

## ACCOMMODATION

Upon entering, you are greeted by a spacious and inviting entrance hall, offering ample storage space and leading to a convenient downstairs WC.

The light-filled sitting room has a dual aspect, creating a bright and airy atmosphere, with a feature fireplace as the focal point. Double doors open directly to the garden, providing a seamless connection between indoor and outdoor living.

The heart of the home is the modern kitchen/breakfast room, fitted with sleek gloss units that offer both style and practicality. This space flows effortlessly into the adjoining dining room. Beyond the kitchen, one half of the converted garage has been transformed into a versatile utility and games room, offering additional space with garden access, while still allowing the option to easily revert it back to a garage if needed.

Upstairs, the first floor features five generously proportioned bedrooms. The principal bedroom benefits from an en suite shower room. A contemporary family bathroom serves the remaining bedrooms, all finished to a high standard.

## OUTSIDE

The south-facing garden is mainly laid to lawn with mature shrub borders. A raised decking abuts the rear of the house provides the perfect spot for alfresco dining or simply soaking up the sunshine.

To the front of the property is a driveway leading to the garage.





## SITUATION

Magiston Street is situated toward the centre of the village. Stratton is about three miles to the north of the county town Dorchester, within the village is a parish church, village hall and a public house. There is also excellent walking and riding opportunities in the immediate vicinity with a network of bridleways and footpaths over the surrounding countryside.

Dorchester provides a wide range of shopping and leisure facilities. The main pedestrianised high street offers a good range of independent and national retailers.

Brewery Square on the fringe of the town, provides a good range of restaurants, a multi-screen cinema, fitness gym and various retail outlets.

In addition, the town benefits from The County Hospital and train stations providing mainline service to both London Waterloo and Bristol Temple Meads.

## DIRECTIONS

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## SERVICES

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

Broadband - Ultrafast speed available

Mobile - You are likely to get mobile coverage both indoors and outdoors (<https://www.ofcom.org.uk>)

Council Tax Band:

F (Dorset Council - 01305 251010)

## MATERIAL INFORMATION

We are advised by the vendor that the property has never flooded. For further available information please use: <https://www.gov.uk/check-long-term-flood-risk>



# Magiston Street, Stratton, Dorchester

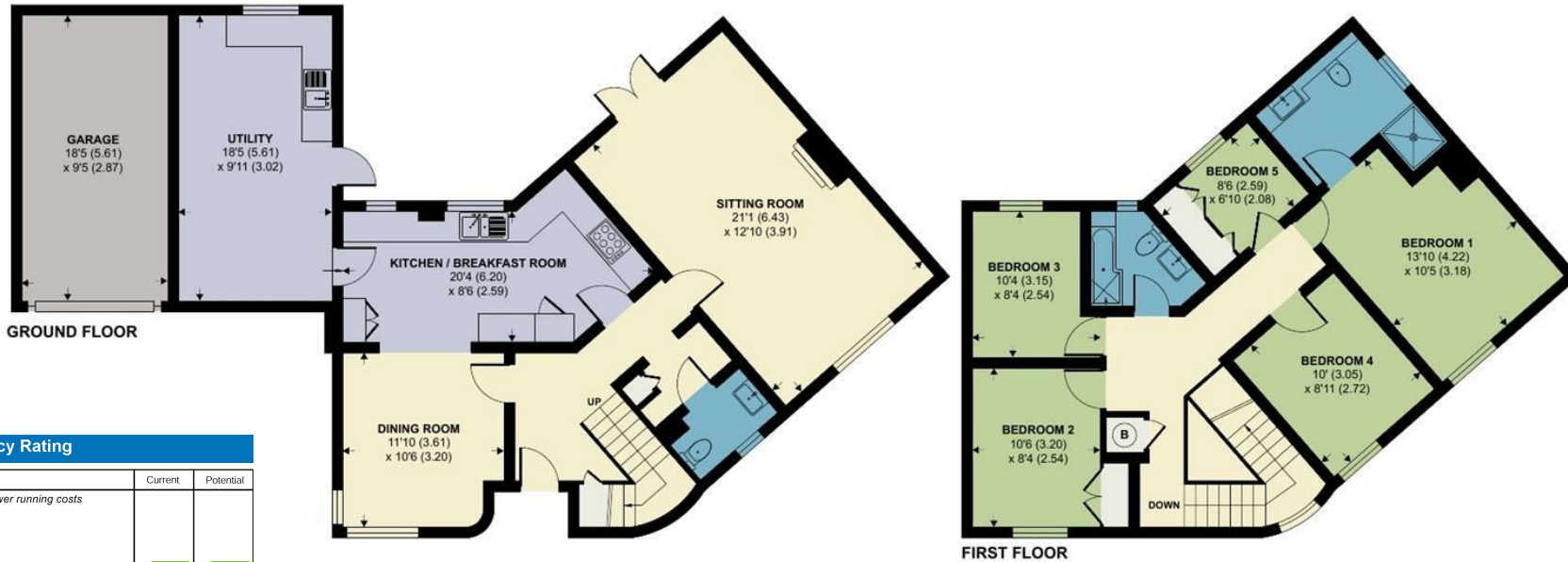


Approximate Area = 1702 sq ft / 158.1 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 1878 sq ft / 174.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1179208



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