



Symonds
& Sampson

Sunnydale Farm

Martinstown, Dorchester, Dorset

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Rew Lane, Martinstown
Dorchester, Dorset, DT2 9HB

A detached chalet-style home set within 0.7 acres with countryside views, four double bedrooms, spacious living areas, modern kitchen, garden, extensive parking and triple garage on the outskirts of Martinstown.



- Impressive individual detached chalet style house
- Delightful edge of village location with country views
- Two reception rooms, oak flooring and contemporary fitted kitchen
 - Four double bedrooms and three bathrooms
 - Detached triple garage and extensive parking
 - Large gardens (0.7 acres in total)
- Approx. Gross internal floor area 2536 sqft / 235.5 sqm (includes garage)

Guide Price £779,000

Freehold

Dorchester Sales
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THE PROPERTY

This charming detached chalet-style house, located in an elevated position on the outskirts of Martinstown, has open countryside views. Built approximately 20 years ago, the property features brick and rendered elevations under a tiled roof and enjoys 0.7 acres of impressive grounds.

Upon entering, the ground floor opens into a delightful dining room with contemporary oak engineered flooring, with front-facing country views. The dining room leads to a spacious, triple-aspect sitting room with French doors that open to the rear garden. A feature Purbeck stone inglenook fireplace with a wood-burning stove, along with matching oak flooring, adds to the room's warm and inviting atmosphere.

The modern fitted kitchen has a range of wall and floor cabinets, oak countertops, an integrated dishwasher, a wine fridge and a range cooker. Adjacent is a practical utility room, which houses the oil-fired boiler and access to the rear garden.

Two double bedrooms are located on the ground floor. The main principle bedroom includes built-in wardrobes and an en-suite shower room. Additionally, there is a separate family bathroom.

Upstairs, a spacious landing currently serves as a study area, leading to two further large double bedrooms, one with a built-in wardrobe, both with far-reaching countryside views. A bathroom with a separate shower cubicle completes the first-floor accommodations.

OUTSIDE

A five bar gate from the lane leads onto a large gravelled hardstanding for numerous cars and a detached triple garage with power connected. Steps lead up to a paved patio area with gravelled border and lawned gardens.

There is a separate driveway leading up to the house with additional extensive parking, lawned gardens, paved patio, greenhouse and a variety of shrubs and trees.





SITUATION

Sunnydale Farm is situated in an elevated position towards the end of a track (Lower Rew Lane) to the western side of Martinstown. Within the village are a parish church, village hall, public house and village shop. Martinstown is about three miles south-west of the county town of Dorchester. Dorchester has an excellent range of facilities, the county hospital and two railway stations (to London Waterloo and Bristol Temple Meads).

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

DIRECTIONS

What3words///wrist.absorbing.abruptly

SERVICES

Mains water and electricity are connected.
Private drainage. Septic tank, last emptied 14/5/24.
Oil fired central heating.

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

Council Tax Band:
F (Dorset Council - 01305 251010)



Rew, Martinstown, Dorchester

Approximate Area = 1944 sq ft / 180.6 sq m

Garage = 592 sq ft / 55 sq m

Total = 2536 sq ft / 235.5 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		
	72	80
England & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1190364



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