



St. Martinsfield

Martinstown, Dorchester, Dorset

16 St. Martinsfield

Martinstown, Dorchester
Dorset, DT2 9JU

An extended and renovated family house located on the edge of the popular village of Martinstown with large rear garden, garage and parking.



- Extended family house
 - Large rear garden
- Abutting open countryside
 - Sought after village
- Large garage with workshop
- Insulated garden home office
- Recently renovated throughout
 - Off-street parking

Guide Price £475,000

Freehold

Dorchester Sales
01305 261008

dorchester@symondsandsampson.co.uk



THE DWELLING

A semi-detached modern property which has been recently extended to the side and rear, giving this house generous and flexible family accommodation with a modern feel and fantastic practical layout.

ACCOMMODATION

A charming front porch provides a welcoming entrance to the property. The ground floor has been opened up and extended to create a stunning kitchen/dining/family room, enhanced by an atrium for an abundance of natural light and French doors leading to the rear garden. The kitchen features timber storage units, wooden work surfaces and an island for casual dining and extra storage. There is space for a gas range cooker and fridge freezer, along with an integrated double oven and dishwasher. Adjacent to the kitchen, the utility room offers space and plumbing for a washing machine and tumble dryer, with access to the garden as well as the downstairs modern shower room.

Double doors from the kitchen open into a spacious family sitting room, complete with a wood-burning stove set within a fireplace, with a timber beam and a recess for a wall-mounted television. Additionally, a versatile reception room on the ground floor could serve as a study or a fifth bedroom if needed.

Upstairs, four generous double bedrooms offer ample space, with built-in storage throughout. The master bedroom includes a beautifully fitted wardrobe. The contemporary, fully tiled family bathroom features a bath, separate shower cubicle and a large fitted storage cupboard.

OUTSIDE

Abutting the rear of the property is a resin bond patio seating area with steps rising to the main part of the garden, which is largely laid to lawn and has a path flowing through the first tier. To the side of this area is an insulated detached timber home office. At the end of the garden is another lawned area with garden shed and wonderful views directly over adjoining countryside beyond the garden boundary and also to front, elevated views of the surrounding area.

The extra large garage has an electric door to the front and an internal door which leads in to the kitchen dining area. At the back of the garage is a spacious area for a workshop as well as the gas fired central heating boiler. In front of the garage is driveway parking for 2 cars and an access gate to the rear garden.

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.

DIRECTIONS

What3words:///wells.suave.campers

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>)

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

MATERIAL INFORMATION

Please note that the property is subject to a section 157.



16 St. Martinsfield, Martinstown, Dorchester

Approximate Area = 1697 sq ft / 157.6 sq m

Limited Use Area(s) = 251 sq ft / 23.3 sq m

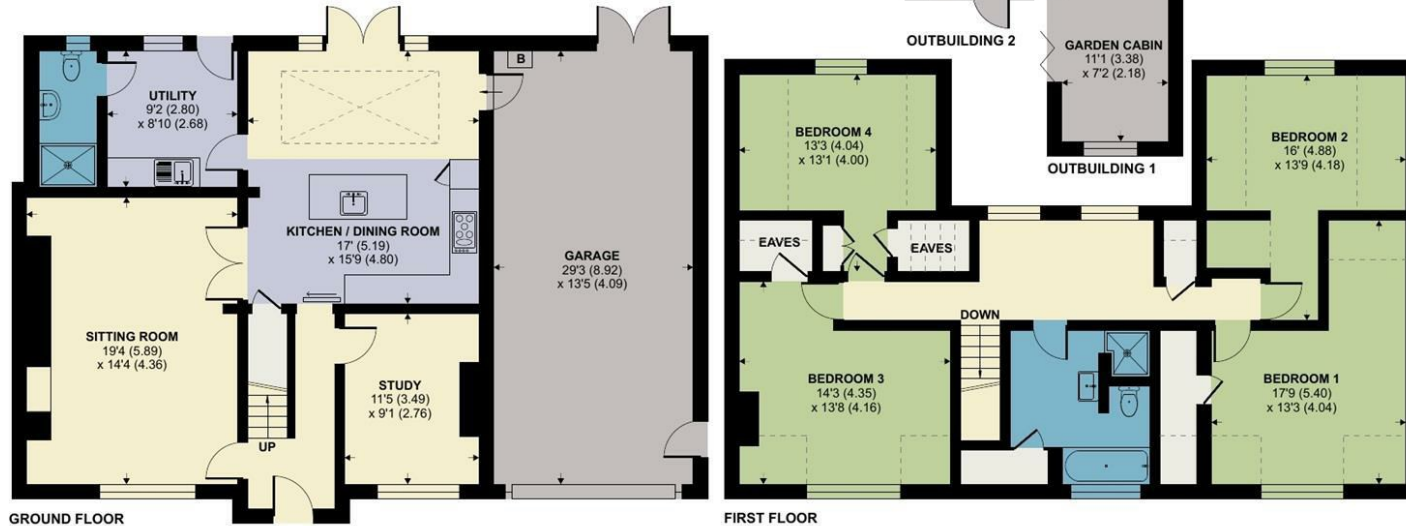
Garage = 391 sq ft / 36.3 sq m

Outbuildings = 111 sq ft / 10.3 sq m

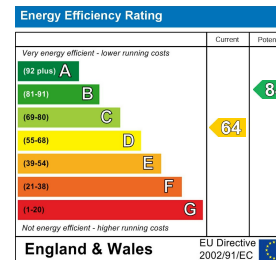
Total = 2450 sq ft / 227.5 sq m

For identification only - Not to scale

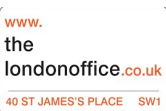
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1247214



Dorchester/KWI/12.03.2025



01305 261008

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT