



Symonds
& Sampson

2 Stevens Farm

Martinstown, Dorchester, Dorset

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Martinstown, Dorchester
Dorset, DT2 9JR

A well-presented and spacious cottage featuring three double bedrooms, an attached garage and off-road parking.



- No forward chain
- Garage & off-road parking
 - Courtyard garden
- In good order throughout
- Characterful features
 - Village location

Guide Price £345,000

Freehold

Dorchester Sales
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THE PROPERTY

This charming cottage is deceptively spacious and has been well-maintained the the current owner. It offers bright and airy accommodation, along with an attractive courtyard garden, garage and off-road parking.

ACCOMMODATION

The accommodation in brief comprises of an entrance porch with ample built-in cupboards for coats and general storage. A generously sized sitting room features a ceiling beam, TV point and an attractive inglenook fireplace with a painted brick inset and raised hearth. A separate dining room offers space for a table and chairs, under-stairs storage and a second inglenook fireplace.

The kitchen is fitted with a range of cupboards and drawers, ample work surfaces, a sink and drainer and space for white goods. It also houses a floor-standing gas boiler and provides access to the rear porch.

Upstairs, there are three bedrooms. Bedroom 1 is a double room with fitted wardrobes. Bedroom 2 benefits from an en-suite with WC and wash basin, while Bedroom 3 also includes a fitted wardrobe. The shower room features a large walk-in shower, WC and a vanity basin.

The property benefits further from gas fired central heating, UPVC double glazing, parking with space for two cars and a garage with power and light. The garage leads to a glazed greenhouse, providing a useful space for storing garden equipment and offering access to an additional courtyard.

OUTSIDE

At the front of the cottage is a pretty, part-walled courtyard garden that is low maintenance and attractively landscaped with a small ornamental tree, shrubs, gravelled and paved areas, and space for potted plants and garden furniture. A smaller, sunny rear courtyard on the south elevation is accessible via the rear porch and through the greenhouse.

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 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 Dorset County Hospital, a wide range of shops,

restaurants and leisure facilities, including the vibrant Brewery Square development.

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

DIRECTIONS

What3words///pots.grapevine.convinced

SERVICES

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

Broadband - Superfast speed available

Mobile - Likely coverage both indoors and outdoors on the O2 network. (<https://www.ofcom.org.uk>)

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

MATERIAL INFORMATION

The property falls within a conservation area.



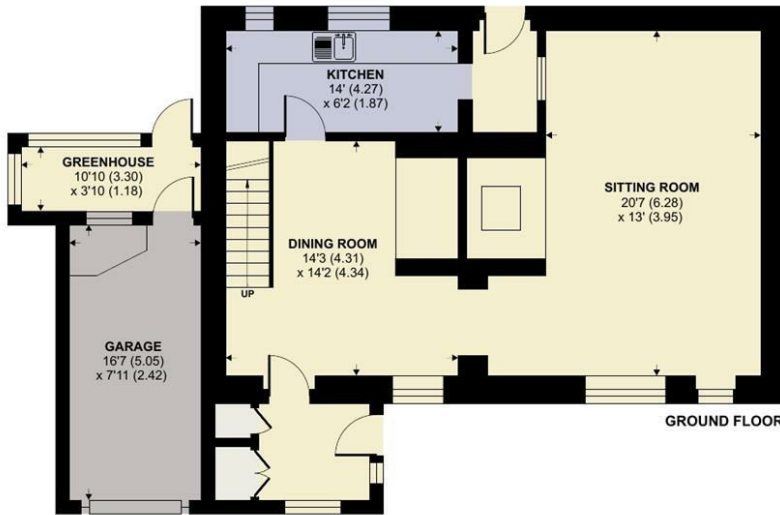
Martinstown, Dorchester

Approximate Area = 1543 sq ft / 143.3 sq m (includes garage)

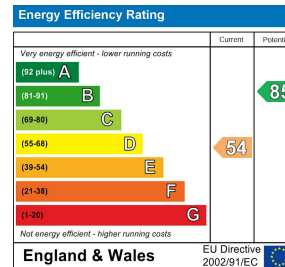
Outbuilding = 41 sq ft / 3.8 sq m

Total = 1584 sq ft / 147.1 sq m

For identification only - Not to scale



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: 1277900



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