



8 The Terrace

Martinstown, Dorchester, Dorset

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Martinstown, Dorchester
Dorset, DT2 9JY

A pretty three-bedroom stone cottage in need of some updating, with a long and attractive rear garden. Offered for sale with no onward chain.

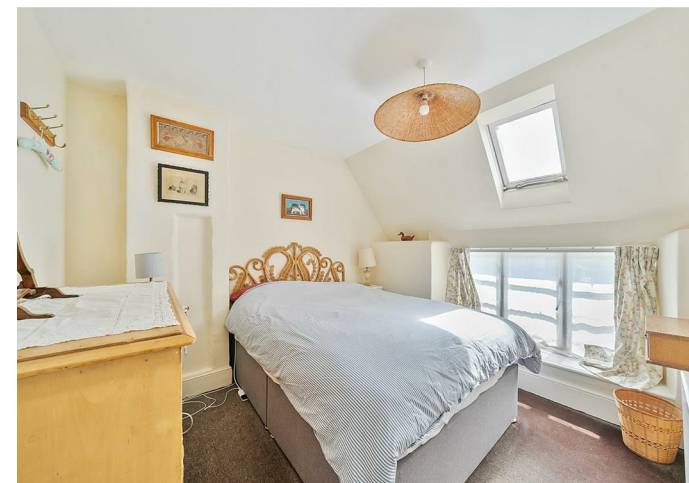


- No forward chain
- Popular village location
- Within easy reach of Dorchester
 - Long and pretty garden
 - Charming stone cottage
 - Gas central heating

Guide Price £295,000

Freehold

Dorchester Sales
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THE PROPERTY

This attractive cottage is conveniently situated in this popular village, within easy reach of Dorchester and walking distance of the village pub.

ACCOMMODATION

The property is offered for sale with no onward chain and requires some modernisation.

The accommodation, in brief, comprises an entrance hallway with understairs storage, a sitting room featuring an exposed brick chimney and hearth, and a kitchen fitted with a range of cupboards and drawers, work surfaces with a sink and drainer, and space for an electric cooker, washing machine, and upright fridge/freezer. The bathroom is fitted with a white suite including a bath, WC, and basin.

Upstairs, the landing leads to three bedrooms.

OUTSIDE

The property benefits from gas central heating and a long rear garden, predominantly laid to lawn with mature hedging and a patio adjoining the house.

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.

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:///silence.launched.rejoined

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: C (Dorset Council - 01305 251010)

MATERIAL INFORMATION

It is reported that the area is at high risk of river flooding and medium risk of surface water flooding. However, the vendors have advised that the property has not experienced any flooding during their 33 years of ownership. For further information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Please note that there is a historic right of access at the rear of the terrace leading to number 7.

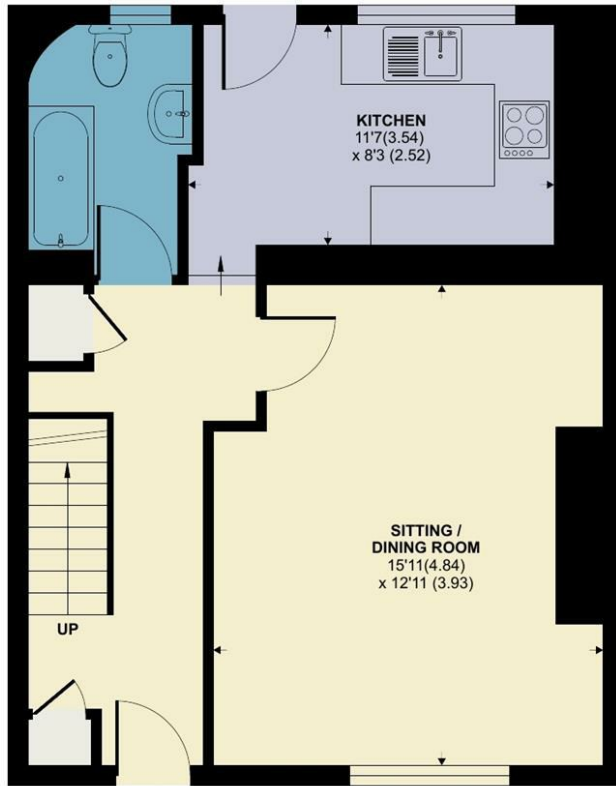
The property falls within a conservation area.



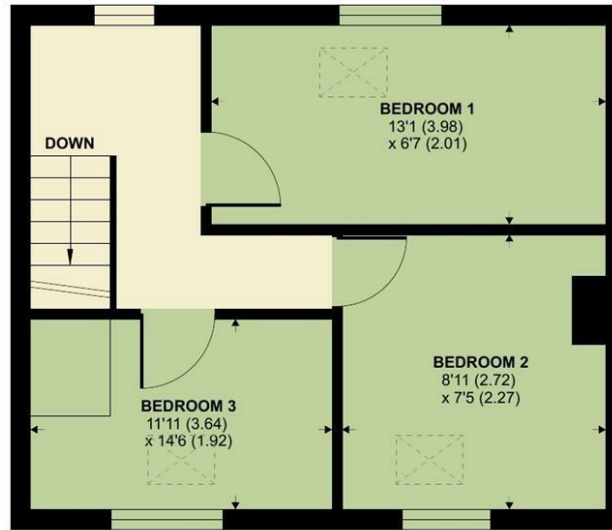
Martinstown, Dorchester

Approximate Area = 757 sq ft / 70.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	86
(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

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: 1280546



Dorchester/SXP/08.05.2025



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