

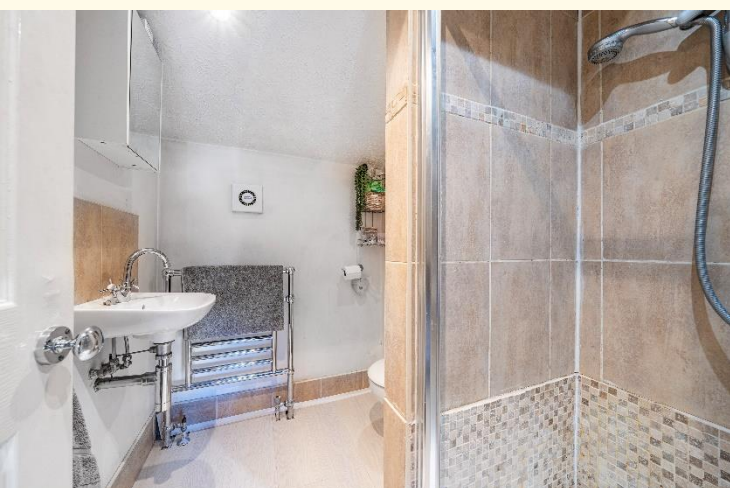


Dorchester Road
Stratton



This beautifully presented family home, situated within the popular village of Stratton, offers accommodation comprising of two reception rooms, a kitchen, ground floor study, three good-size bedrooms with an en-suite to the main bedroom and family bathroom. Externally, the home provides an enclosed, south-westerly facing garden with garage. EPC rating C.

Stratton is a small village approximately 3 miles north west of the historic County Town of Dorchester. The village benefits from a local pub, The Saxon Arms, a village hall and large village green. There is a strong sense of community in the village with a number of active clubs and societies. The village itself is close to open countryside and offers numerous walks. Nearby Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities including a cinema, County Museum, leisure centre, Borough Gardens and a choice of many excellent public houses and restaurants. The town has two main employers, namely the Dorset County Hospital and the Dorset County Council. There are major train links to London Waterloo and Bristol Temple Meads and regular bus routes to adjoining towns.



A wooden front door leads through to the hallway, with a small set of steps leading down to both reception rooms. An under-stair cupboard is located to the rear of the hall.

Featuring laminate flooring throughout, a Velux window and an attractive corner wood burner is the main sitting room. A set of French doors from the room, provide direct access to the garden and a single door leads through to the study.

The study adds further living accommodation to the property with fitted storage and laminate flooring throughout.

The kitchen is fitted with a range of wall and base level units with laminate worktops and flooring. Integral appliances include a whirlpool microwave, Hotpoint electric oven with four-ring hob and extractor hood over.

There are three bedrooms at the property, all good-size and with either a front or rear aspect window allowing plentiful natural light to enter the rooms. Bedroom one additionally benefits from fitted storage and an en-suite. The suite is furnished with a shower cubicle, WC, wash hand basin with tiled splashback and heated towel rail.

Fitted with a white suite, the family bathroom consists of a L-shaped panel enclosed bath with shower attachment over, WC and wash hand basin. The room is finished with laminate flooring throughout.

Externally, the property enjoys a south-westerly facing rear garden with areas of lawn, patio and shrubs. A path of stones and slabs lead to the pedestrian door of the garage, which has been sectioned off to create a utility/study area with electrics. The garage also has an up and over door and pitched roof storage.

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is D.



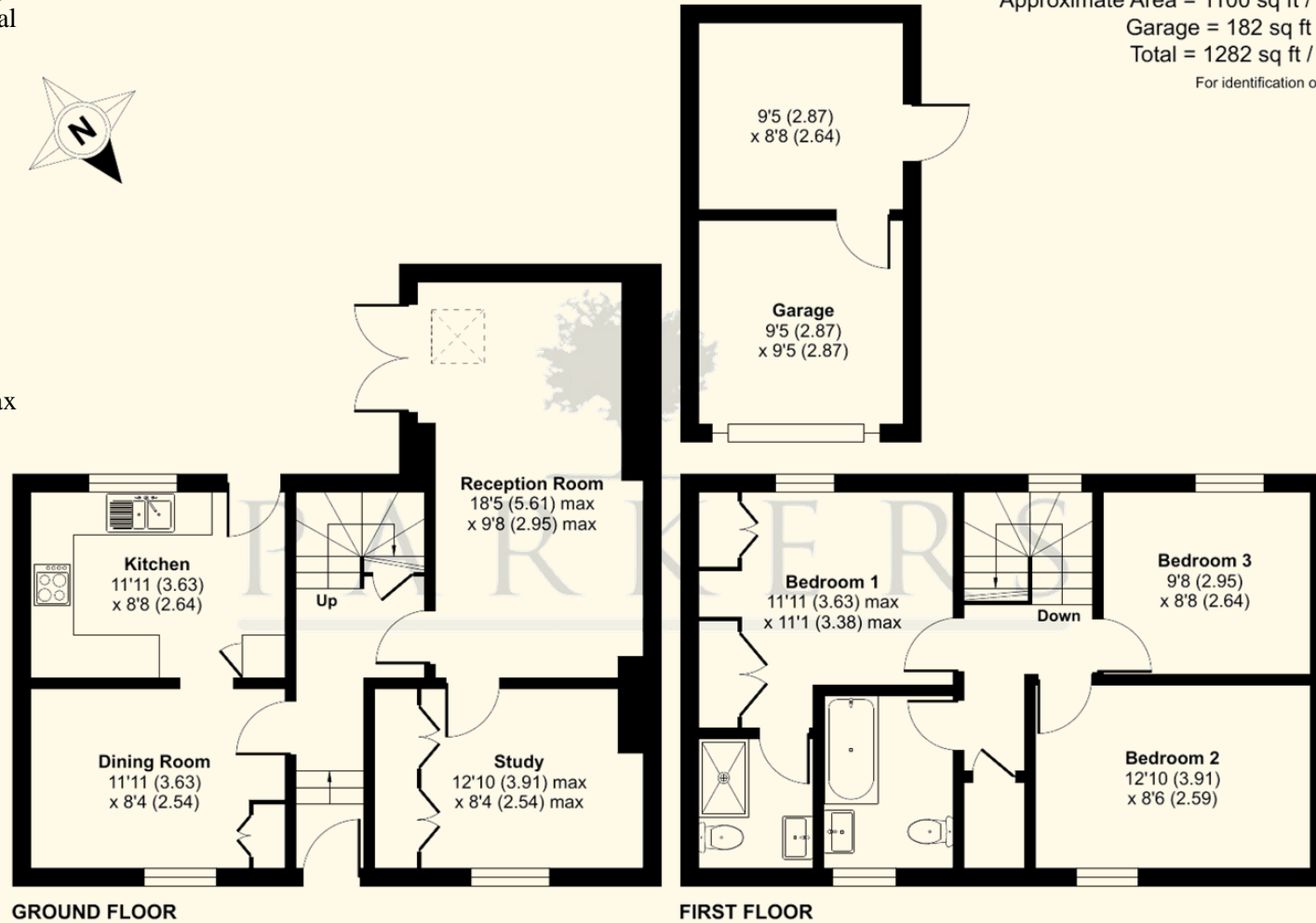
Dorchester Road, Dorchester, DT2

Approximate Area = 1100 sq ft / 102.2 sq m

Garage = 182 sq ft / 16.9 sq m

Total = 1282 sq ft / 119.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Parkers Estate Agents. REF: 1110893

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