



Manor Farm Close
Maiden Newton



OFFERED WITH NO ONWARD CHAIN is this three-bedroom, family home situated in the village of Maiden Newton, within a designated conservation area and an area of outstanding natural beauty. Further accommodation includes a spacious sitting room, kitchen/diner, family shower room and ground floor WC. Externally, the home offers an enclosed rear garden with summer house, carport, situated in a Grade II listed cart house, and parking space. EPC rating E.

Maiden Newton lies amidst unspoilt countryside approximately 8 miles North West of the county Town of Dorchester and 11 miles from Yeovil. The village offers a plethora of walking opportunities and beautiful spots for peaceful reflection and enjoyment of the rural setting. Nearby towns offer an excellent range of schools, restaurants and shops as well as mainline railway stations to London Waterloo. The village itself is particularly well serviced by a number of small shops, post office, public house, a number of eateries and allotments. It also has a doctor's surgery, primary school and a railway station that provides links to Dorchester, Bath and Bristol.



An entrance door takes you through to a small porch area with laminate flooring, and an opening leading into the property's hallway. From there access is granted to both principle ground floor rooms.

The sitting room features good-size dimensions and a central fireplace with stone hearth. A set of French doors lead to the rear garden.

The kitchen/diner offers space for a dining table and chairs, whilst the kitchen area itself has been fitted with a range of neutral wall and base level units with worksurfaces over and tiled splashback. Integral appliances include a Lamona dishwasher, Lamona electric double oven and four-ring induction hob. A door leads to an inner hall, with access offered to the garden and WC.



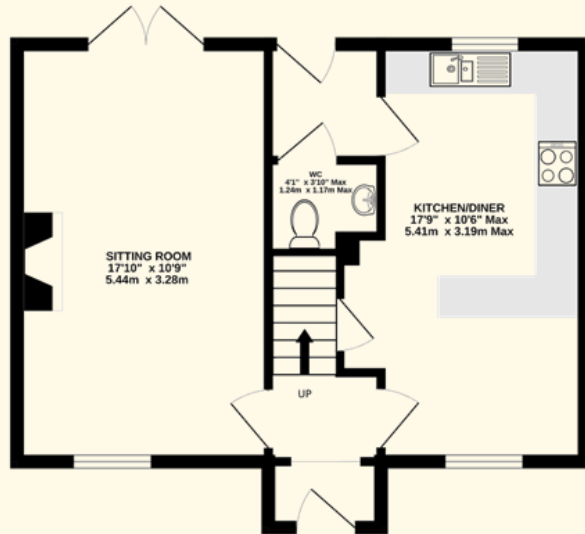
A set of stairs rise to the first floor where the bedrooms and family shower room are situated. Loft access and an airing cupboard housing the hot water tank is also located on the first-floor landing.

All three bedrooms benefit from either a front or rear aspect window allowing plentiful natural light to enter the rooms and bedrooms one and two are double in size.

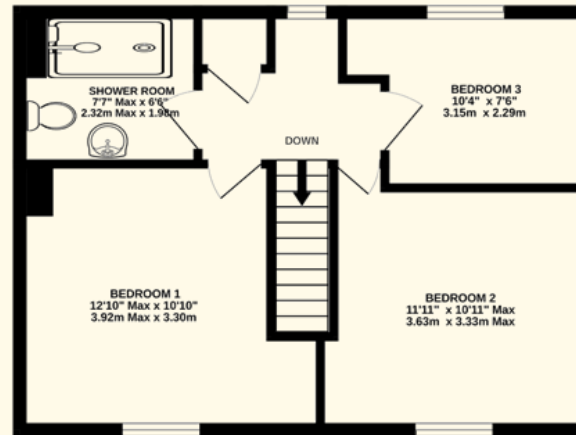
The bathroom is furnished with a modern suite comprising a walk-in shower, WC, heated towel rail and wash hand basin. The room is complete with laminate flooring.

Externally, the home enjoys an enclosed rear garden, with lawned and patio area and mature shrubs and trees. There is gated access and a lovely summer house with power and attached store. Furthermore, the property provides a carport and parking space.

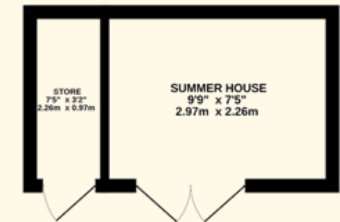
GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



96 sq.ft. (8.9 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Flood Zone:

Surface water – Very low risk.

Rivers and the sea – Very low risk.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band D.

Agents Notes:

Please be aware all residents must pay a 25% contribution towards the maintenance of the carports.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.