



Magiston Street
Stratton

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This flint and stone, detached family home is situated in an area of outstanding natural beauty, within the village of Stratton and boasting spacious accommodation that is well-presented throughout including two reception rooms, modern kitchen and large utility/games room, five bedrooms with an en-suite to the main bedroom, family bathroom and ground floor WC. Furthermore, there is an enclosed southerly facing rear garden, garage and parking for two cars. 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.



An entrance door leads to the property's hallway with access offered to the majority of ground floor rooms, including the WC and also two storage cupboards.

A spacious sitting room features wood-effect laminate flooring, a central log-effect gas fire and a set of French doors which lead directly to the garden.

The kitchen/breakfast room has been fitted with a range of white sleek gloss wall and base level units with worksurfaces over and tiled flooring throughout. Integral appliances include a Neff dishwasher, fridge-freezer and microwave. There is also a stainless-steel sink and drainer with Quooker mixer tap and water softener and space is allocated for further appliances. An opening leads through to the dining room, creating an open-plan feel with dual aspect and wood-effect laminate flooring.

A set of stairs rise to the first floor where the bedrooms and family bathroom are situated.

There are five bedrooms at the property with bedrooms two and five offering a fitted wardrobe and bedroom one benefitting from an en-suite with shower cubicle, WC and wash hand basin.

The bathroom has been furnished with a tastefully fitted three-piece suite consisting of a panel enclosed bath, WC and wash hand basin with vanity storage below.

Outside:

When accessing the garden from internally, you are immediately led onto an area of decking which creates an ideal space to house outdoor living furniture whilst receiving a sunny southerly facing aspect. The remainder of the garden is laid to lawn with mature shrub borders. One of the garages has been partially converted to create a versatile space, and is currently utilized as a utility room/games room. To the front of the garage, there is parking for two cars.

Flood Risk:

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.

Gas fired central heating.

Local Authorities:

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

We are advised that the council tax band is F.

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.



Magiston Street, Stratton, Dorchester

Approximate Area = 1702 sq ft / 158.1 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 1878 sq ft / 174.4 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). © nêchecom 2024. Produced for Symonds & Sampson. REF: 1179208

