



Linden Lea  
Martinstown

 **PARKERS**  
PROPERTY CONSULTANTS & VALUERS









This charming Grade II Listed, detached family home, situated in the picturesque village of Martinstown, is set within a designated conservation area and an Area of Outstanding Natural Beauty. The property is an old cottage with thatched roof, which has been modernized and enhanced with a delightful extension, creating a perfect blend of historic character and modern living. Inside, accommodation includes six bedrooms, en-suite facilities, and a beautiful garden room overlooking a generous south-westerly facing garden, perfect for outdoor enjoyment. Additionally, there is a kitchen/dining room, separate utility room (which also houses a WC), a further ground floor WC and family bathroom. There is also gated off-road parking and a large shed.



The property is located in the much sought after village of Martinstown, conveniently situated just a few miles from the historic county town of Dorchester. Local facilities include a parish church, village shop and post office, village hall, and public house. There is a well-received catchment first school in the nearby village of Winterbourne Abbas and both middle and high schools in Dorchester. Dorchester town offers a number of shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants and public houses. Brewery Square is a vibrant area offering a central open space hosting several events throughout the year. The nearby train station provides links to London Waterloo, Bristol Temple Meads and Weymouth.







### Ground Floor:

The property features two interconnecting reception rooms, both boasting spacious layouts and enhanced by exposed wooden beams, adding to the traditional appeal of the home. The living room is a true focal point, with a large central fireplace housing an open wood burner with fire-guard, creating a warm and inviting space. The second reception room offers versatile use, allowing it to be tailored to suit your needs, whether as a dining room, family room or large entrance hall.

The kitchen/dining room is fitted with a range of cream coloured wall and base level units with granite worksurfaces over and tiled flooring. There is an integral electric double oven and four-ring hob. A gas fired AGA is used for both cooking and hot water.

A wonderful garden room enjoys a lovely outlook onto the rear garden and direct access via three sets of French doors, allowing plentiful natural light to flood the room. Beautiful oak flooring continues throughout. A single door leads to an inner hallway, which in turn gives access to the utility room.

Completing the ground floor, is the third bedroom, a double room benefitting from a dual aspect and a direct approach onto the garden.

### First Floor 1:

On the first floor, there are four bedrooms, all receiving plentiful natural light via either a front or rear aspect window, whilst bedroom one further benefits from modern en-suite facilities comprising a shower cubicle, WC and wash hand basin.

The family bathroom is furnished with a four-piece suite consisting of a panel enclosed bath, corner shower cubicle, WC and wash hand basin.



### First Floor 2:

The remaining bedroom is located on the first floor above the third bedroom. It is a double room with two Velux windows and finished with oak flooring. Situated just outside of bedroom two, on the landing is a private shower room.

### Outside:

A true standout feature of this property is the expansive rear garden, a generously proportioned space, providing an abundance of room for both relaxation and entertaining. The garden is designed with a sprawling lawn that welcomes outdoor enjoyment, raised beds and a delightful water feature. In addition, the property is accompanied by off-road parking for up to six cars.







### Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

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

### Services:

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

### Local Authorities:

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ  
Tel: 01305 211970

We are advised that the council tax band is G.

### Broadband:

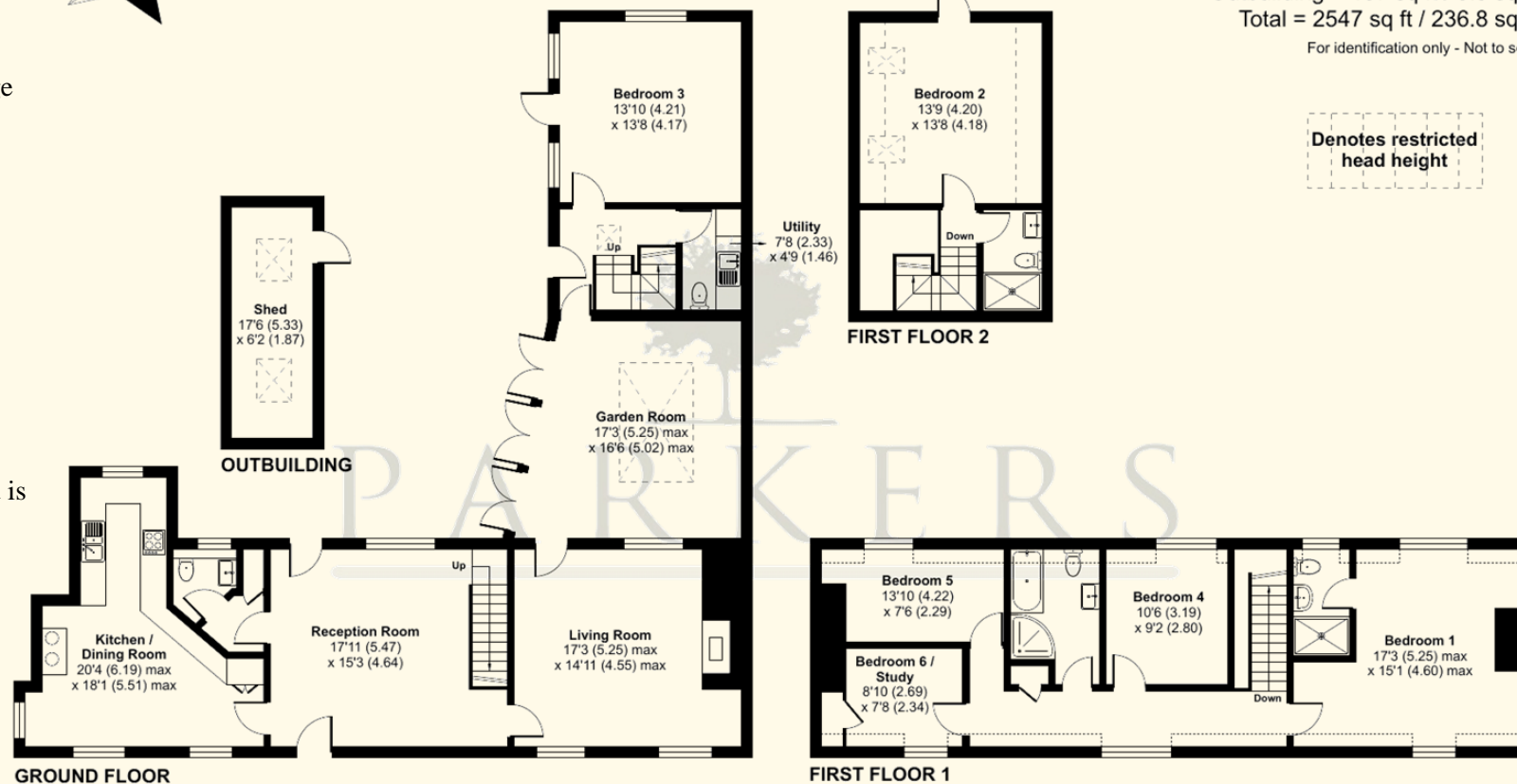
At the time of the listing, standard broadband and superfast broadband are available.

Mobile service indoors is limited and likely, depending on the provider. Outdoors, the mobile service is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk/>

### Agents Notes:

Please note all trees at the property are subject to a Tree Preservation Order.



## Martinstown, Dorchester, DT2

Approximate Area = 2316 sq ft / 215.4 sq m

Limited Use Area(s) = 124 sq ft / 11.5 sq m

Outbuilding = 107 sq ft / 9.9 sq m

Total = 2547 sq ft / 236.8 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). © nitchecom 2025. Produced for Parkers Estate Agents. REF: 1267068

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