



Cattistock Road  
Maiden Newton

 **PARKERS**  
PROPERTY CONSULTANTS & VALUERS





This charming end-of-terrace home is located in the desirable village of Maiden Newton, nestled within an Area of Outstanding Natural Beauty and positioned opposite access to open countryside walks. The well-presented accommodation includes a spacious sitting and dining room, a kitchen with a utility area, three bedrooms, a family bathroom, and a ground floor WC. Outside, the property boasts a landscaped, back garden, two allocated parking spaces and access to two shared visitor spaces. EPC rating D.

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.





A door takes you through to the property's hallway, which in turn, grants access to the principal ground floor accommodation, including the WC. There is under-stairs storage to the rear of the hallway.

The sitting room features a front aspect window and central brick fireplace with inset multi-fuel burner. An opening leads to the dining room with ample room for a dining table and chairs and French doors open into the conservatory. The conservatory offers direct access on to the garden, a self-cleaning roof and under-floor heating throughout.

The kitchen is fitted with a range of solid wooden 'shaker style' wall and base level units, creating a cottage style feel and complete with tiled splashback and worksurfaces over. Space is allocated for appliances.



A first-floor landing provides access to all remaining rooms, with latch handled doors.

Two of the three bedrooms are double in size and bedroom one further benefits from a fitted wardrobe.

Serving the bedrooms, is the family bathroom, furnished with a P-shaped panel enclosed bath with shower attachment and shower head above, WC, heated towel rail and wash hand basin with vanity storage below. The room is finished with fully tiled walls and flooring.

The property additionally offers a fully enclosed back garden, thoughtfully landscaped over multiple levels with a variety of established plants and shrubs. There are two allocated parking space to the front.

### Services:

Mains electricity, water and drainage are connected. Electric panel heaters and overnight storage heaters with economy 7 Tariff meter.

### 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#>

### Broadband:

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

Mobile service indoor is listed as likely and limited depending on the provider and outdoor is likely.

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

### Agents Notes:

The common area to the front of the property is jointly owned by the properties who have use/access across it.

Please note an application has been granted and construction is underway in regards to the Land west of Cattistock Road. For further information please visit the Dorset Council planning website - (WD/D/19/002836)

Please note the two next door properties have a right of way over the back of NO.36s garden, to access their gardens for maintenance purposes.

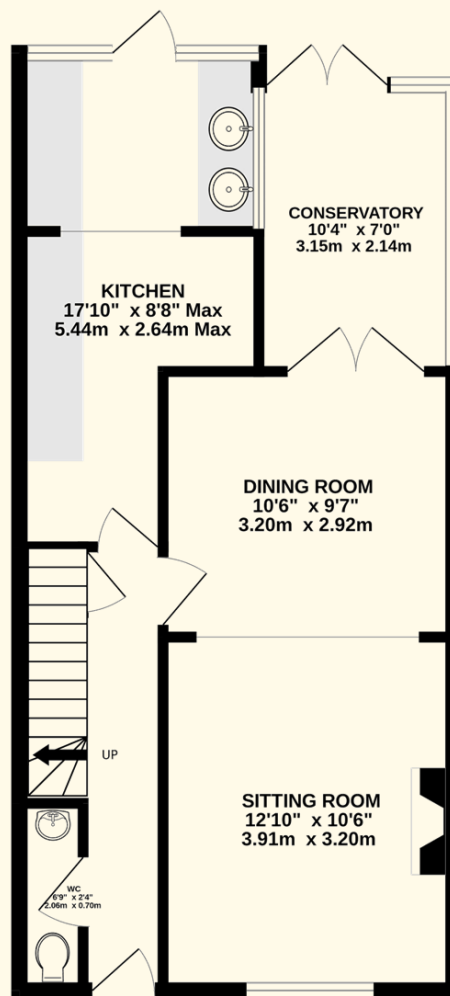
### Local Authorities:

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

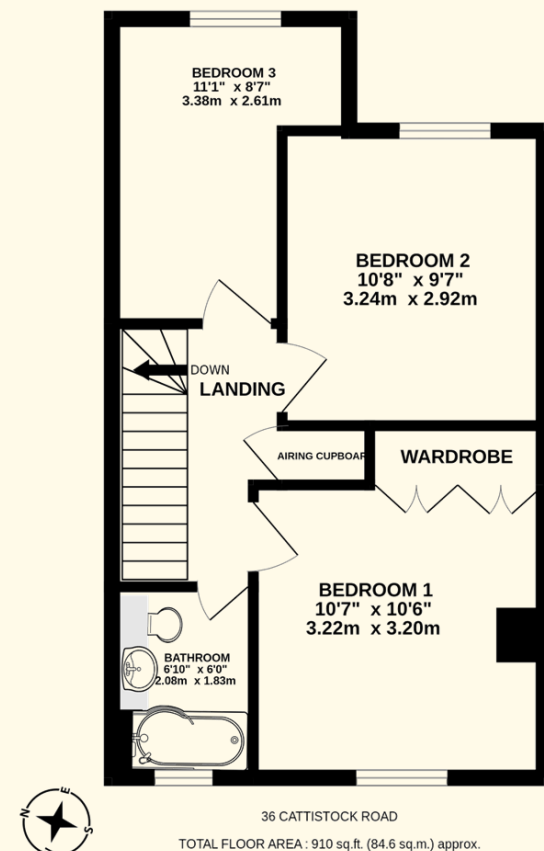
Tel: 01305 211970.

We are advised that the council tax band is C.

GROUND FLOOR  
517 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 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.  
Made with Metropix ©2025

**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.