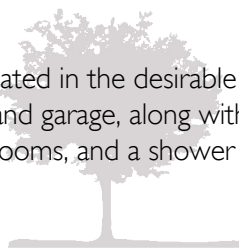




## Stanstead Road, Maiden Newton

OFFERED WITH NO ONWARD CHAIN is this link-detached bungalow, situated in the desirable village of Maiden Newton, offering both tranquility and convenience and within an area of outstanding natural beauty. The property benefits from a driveway and garage, along with a delightful south-west facing rear and front garden. Inside, the accommodation includes a kitchen, a comfortable sitting room, a bright conservatory, two bedrooms, and a shower room. EPC rating TBC.

Asking price £275,000



### Situation

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.

### Accommodation

#### Entrance

A generously sized porch provides an ideal space for removing outdoor wear before entering the main hallway of the property. The hallway offers access to the majority of rooms and houses two useful storage cupboards, one of which being the airing cupboard.

#### Kitchen

The kitchen is fitted with a range of wall and base level units topped with worksurfaces over, offering ample storage options. The room enjoys a rear aspect outlook over the garden and provides a stainless steel sink with drainer and mixer tap, an integrated electric oven, four-ring electric hob, and fridge-freezer. There is also room to accommodate dining furniture if desired, along with space for additional appliances.

#### Sitting Room

The sitting room offers good-sized proportions and features a central fireplace with surround and mantle, creating a cosy focal point. Sliding doors lead into the conservatory.

#### Conservatory

The conservatory adds further living accommodation to the property and provides direct access on to the rear garden, enhancing the connection between indoor and outdoor living.

#### Bedrooms

Both bedrooms receive plentiful natural light via a front aspect window and are carpeted throughout.

#### Shower Room

Serving the bedrooms, is the shower room, furnished with a suite including a corner shower cubicle, WC and wash hand basin. The room is complete with part-tiled walls and vinyl flooring.

#### Outside

The garden is a real highlight of the property, enjoying a sunny south-westerly aspect and featuring a variety of mature plants and shrubs that add colour to the space. The front garden is also attractively planted and a driveway to the side provides off-road parking and leads to a single garage, complete with an up-and-over door, power, and lighting.

#### Agents Notes

Please note the property is timber framed.

Please also note there is a trainline nearby.



### 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 and Mobile Service

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

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

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

### Services

Mains electricity, water and drainage are connected. Electric convection/storage radiators.

### 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.

### Viewings

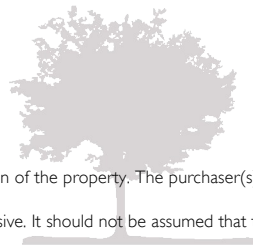
Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860



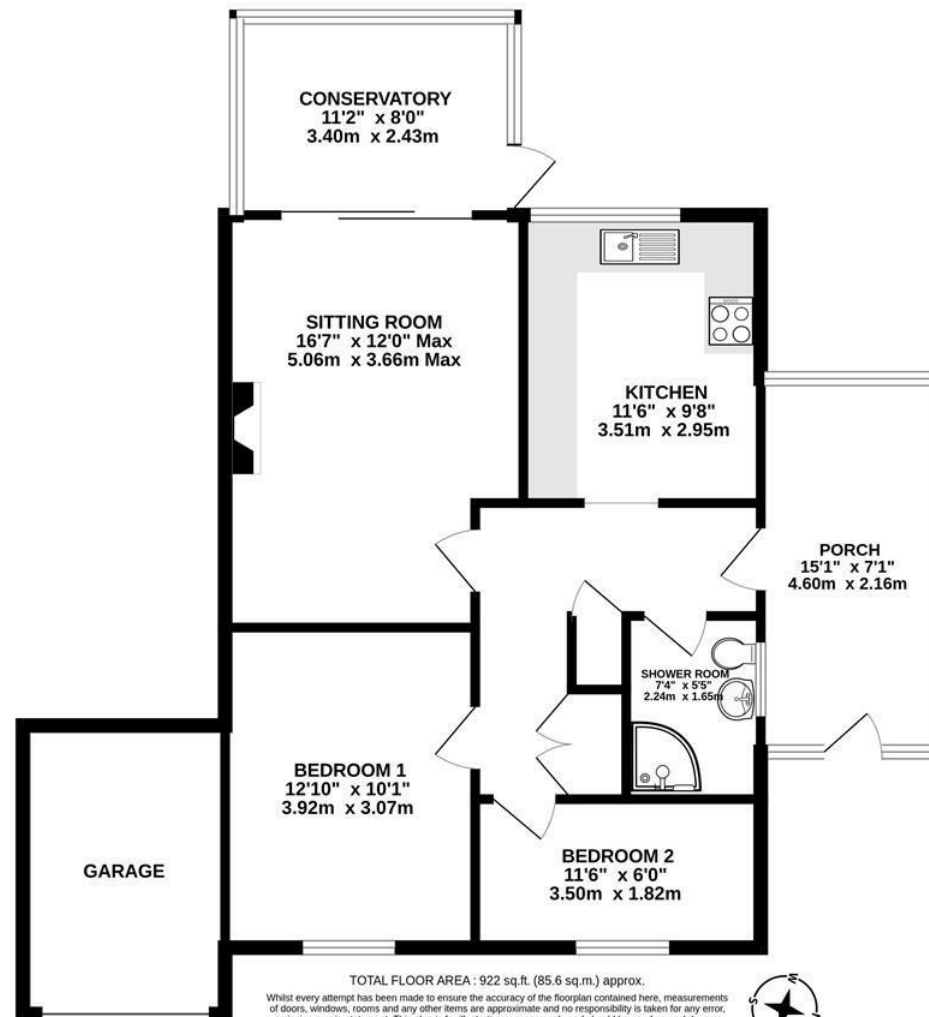
Important notice. Parkers notify that:

- 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.



GROUND FLOOR  
922 sq.ft. (85.6 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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