



Bartlets Close  
Martinstown





Offered with no onward chain and situated within an Area of Outstanding Natural Beauty, is this elevated detached bungalow, in the desirable village of Martinstown. Accommodation includes two reception rooms, a kitchen, conservatory, three bedrooms – with the principal bedroom benefiting from an en-suite shower room and a family bathroom. Externally, the property boasts southerly facing, terrace gardens to both the front and rear, a driveway, additional paved parking area and garage. EPC rating D.

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 catchment first school in the nearby village of Winterbourne Abbas and further 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.





Upon entry to the property, you are taken through to a small porch area, creating the perfect spot to decant outdoor wear before heading into the property's hallway.

There are two reception rooms - a comfortable sitting room with a central fireplace creating a cosy focal point, and a separate dining room. Both rooms enjoy front-aspect windows, allowing for plenty of natural light.

The kitchen is fitted with a range of cream wall and base level units with worksurfaces over and tiled splash back. Space is allocated for appliances.

A conservatory adds further living accommodation to the property and enjoys direct access onto the rear garden.

There are three double bedrooms at the property, each featuring fitted wardrobes. Bedroom one further benefits from an en-suite shower room.

The family bathroom is furnished with a walk-in bath cubicle, WC and wash hand basin.

The rear garden is a good-size, with a variety of shrubs, plants, and mature trees. A paved patio area directly abuts the property, offering an ideal spot for outdoor relaxation. The front garden is similarly well-stocked, and the home further provides a driveway, further paved off-road parking area and a garage.

### Services:

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

### 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 likely and limited depending on the provider and outdoor is likely.

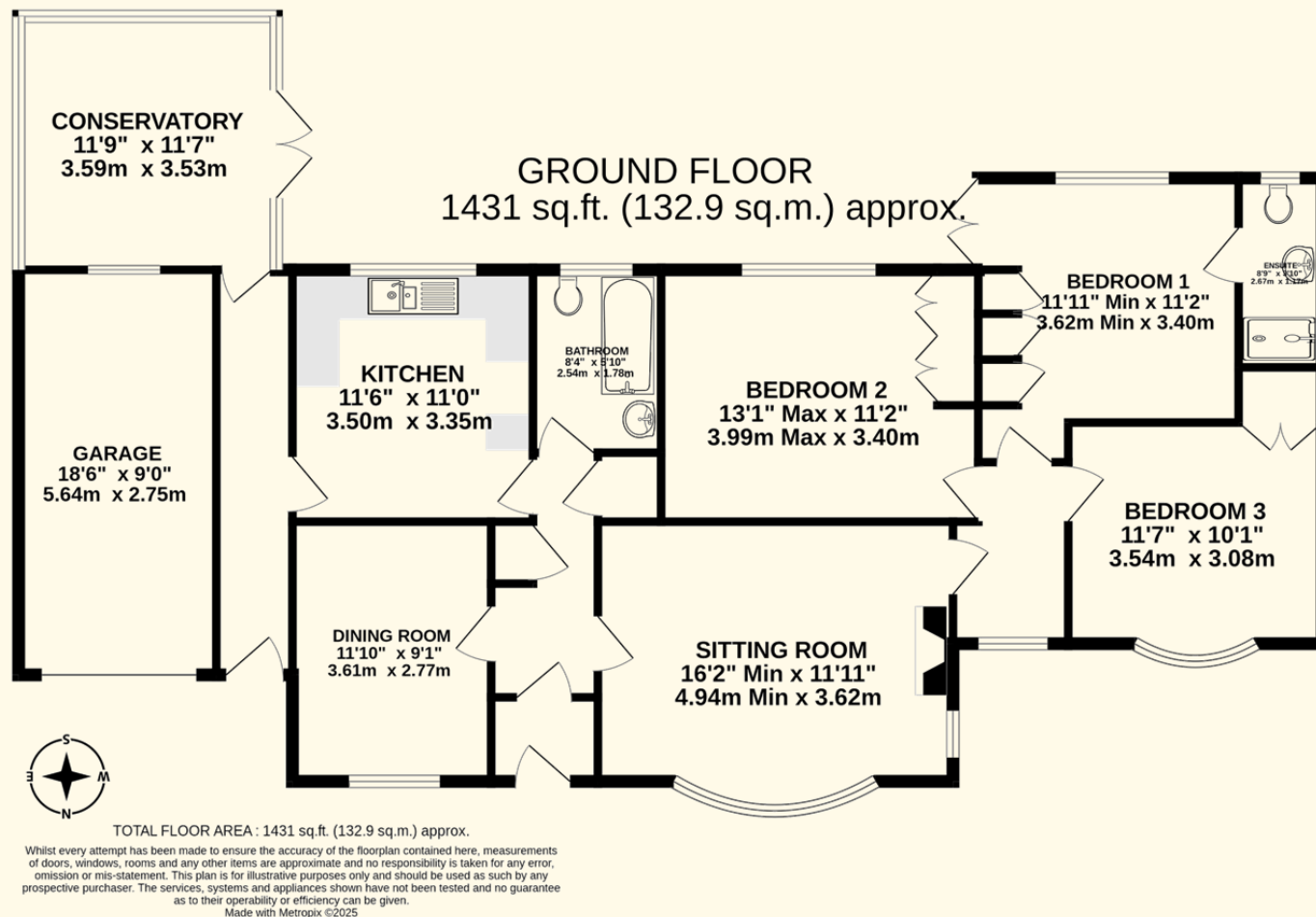
For up-to-date information please visit <https://checker.ofcom.org.uk>

### Local Authorities:

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970.

We are advised that the council tax band is E.



**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.