



April Cottage
Martinstown



Set within a conservation area and an area of outstanding natural beauty, is this beautifully presented, double-fronted home nestled in the heart of the charming village of Martinstown. April Cottage offers period charm, featuring beautiful flag stone flooring, exposed brick fireplaces, and timber beams throughout the ground floor. The home is thoughtfully designed and decorated with great attention to detail throughout. Accommodation to this charming home includes three bedrooms, two reception rooms, a spacious and thoughtfully designed, modern kitchen/breakfast room, study, and two bathrooms. Externally there is a rear courtyard garden offering private outside space. EPC rating D.

Martinstown, is a much sought after village 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.





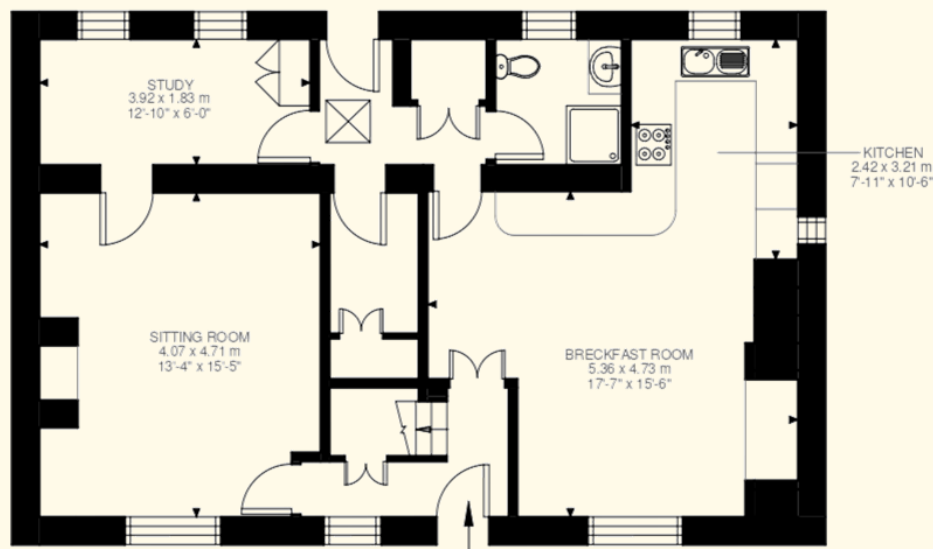
April Cottage is set behind a low-level stone wall with railings and a gate leading to a stone storm porch. Beyond the railings, and either side of the storm porch are two small areas of outside space for plants or outdoor seating. The front door opens onto a beautifully decorated hallway with flagstone flooring and part panelled walls. The hallway offers a useful storage cupboard and gives access to all ground floor rooms.

The property features a stunning triple-aspect, open-plan kitchen/breakfast room featuring a charming built-in bench beneath a large window, creating the perfect spot to enjoy the abundance of natural light. The space is further enhanced by an exposed brick fireplace housing a bread oven and log-effect gas stove. The bespoke kitchen offers a range of wall and base units with stylish granite worktops, and a variety of integrated Neff appliances.

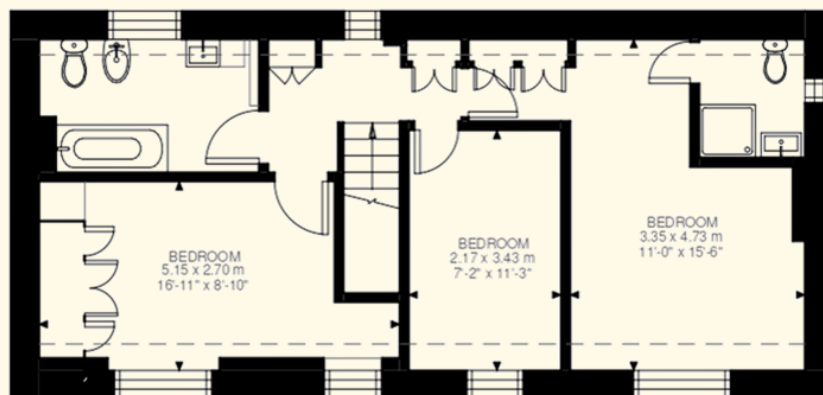
The sitting room, another beautifully appointed space, features an exposed brick fireplace and electric-style wood burner. The room is complemented by wooden beams and wood effect flooring and offers access to a front aspect study and rear access lobby. Further situated on the ground floor is a convenient shower room with fitted WC and wash-hand basin.

Upstairs, the landing provides ample storage and leads to three generously sized bedrooms, all finished in calming décor with wooden accents and carpeting and front aspect windows offering plentiful natural light.. The primary and second bedrooms benefit from bespoke fitted wardrobes with wooden doors, in keeping with the home's overall aesthetic. Modern en-suite shower facilities service the principal bedroom. A family bathroom is sleek and stylish and fitted with a panelled bath, WC, bidet and wash hand basin set within a vanity unit.

Externally, there is a rear, fully enclosed brick-walled courtyard garden, laid to an attractive paving, offering low-maintenance living space.



Ground Floor
834 ft²



First Floor
570 ft²



The Terrace Martinstown, DT2
Approximate Gross Internal Area
130.46 SQ.M / 1404 SQ.FT
KEY: CH - Ceiling Height
[Restricted Head Height]

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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.

Agents notes:

There is a right of way over the neighbouring driveway, part of Savernake Lodge, to the rear of April cottage. A fair proportion of the cost maintenance is payable. There is a further right of way over part of the access road and a fair proportion of the cost maintenance is payable.

Services:

Mains electricity and water are connected.
Gas fired central heating

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is D

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 and superfast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit

<https://checker.ofcom.org.uk>

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>