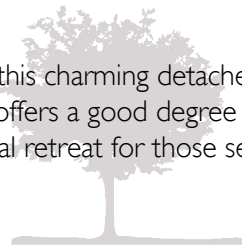




## Dorchester Road, Dorchester

Asking price £295,000

Nestled within a conservation area and an area of outstanding natural beauty, this charming detached cottage enjoys a peaceful position while remaining centrally located within the sought-after village of Maiden Newton. Set back from the road, the property offers a good degree of privacy alongside the convenience of off-road parking. The home features two well-proportioned bedrooms and a pleasant rear garden, making it an ideal retreat for those seeking character, charm, and a relaxed rural lifestyle. EPC rating C.





### 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.

### Entrance

Upon entering the cottage, a part-glazed door leads into a useful porch, providing an ideal space for coats and outdoor wear. A further door then opens into the welcoming living room.

### Living Room

The living room is generously sized and features a cosy brick fireplace with a wood-burning stove, enhancing the charm and character of countryside living. An open doorway leads through to the kitchen/dining area, creating a pleasant flow between the spaces.

### Kitchen/Diner

The kitchen/diner is fitted with a range of wall and base units with work surfaces over, incorporating a sink with mixer tap positioned beneath a window that enjoys views over the rear garden. To the far end of the room, there is ample space for a dining area. A stable door providing access through to the conservatory.

### Conservatory

The conservatory expands the living space, with part glazed walls allowing in an abundance of natural light and is currently used as an art room. A door provides direct access to the rear garden.

### 1st Floor

Stairs rise to the first floor, where there is access to both bedrooms and the family bathroom, along with a door leading to a large storage cupboard conveniently located next to bedroom two.

### Bedrooms

The upstairs accommodation comprises of two double bedrooms, both benefitting from windows that let in plentiful natural light. the loft is accessible from bedroom two.

### Bathroom

The family bathroom comprises a white suite, including a panel-enclosed bath with a shower attachment over, a wash hand basin and a W/C. The room benefits from a window that allows plenty of natural light and is finished with fully tiled walls and flooring.

### Externally

A driveway leads you to the front of the property with space for parking found to the side. The property further benefits from a charming, enclosed garden featuring a mix of paved seating areas, raised beds, and mature planting. Additionally, there is a good sized shed providing space for storage. The layout offers low-maintenance hard landscaping, with steps leading to different levels and a private, tucked-away feel.



### Agent Notes

Solar panels were installed on this property in 2025 and are owned outright with purchase. Please note that there is a right of way over a path leading to the neighbouring cottage.

### 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>

### Services

Mains electricity, water and drainage are connected.

Electric heaters.

This property features a wood burner.

### Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

Council tax band C.

### Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

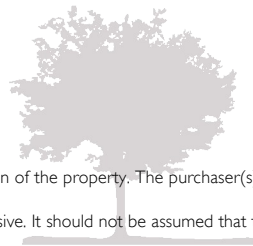
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



Important notice. Parkers notify that:

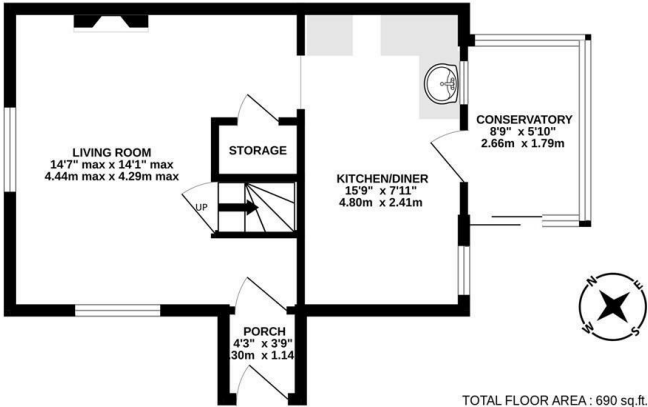
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.

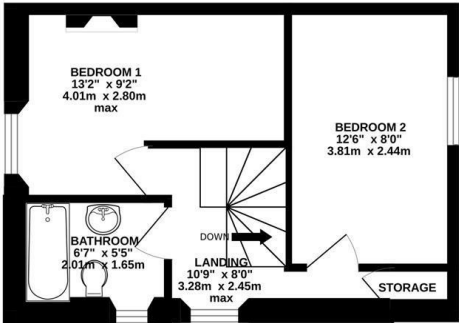




GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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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