



Maiden Castle Road
Dorchester



Parkers are delighted to offer for sale this desirable five bedroom residence favourably situated within the heart of Dorchester. The property has been extended and improved by the current owners to create a substantial family home that receives an abundance of natural light and boasts a wealth of spacious, immaculately presented accommodation that is finished to a high standard throughout. In addition, the property benefits from a wonderful self contained annexe with its own private access, an attractive enclosed garden to the rear and a two entrance driveway that provides ample off road parking.

The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities. Two cinemas, several museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. The catchment schools are highly rated and very popular with those in and around the Dorchester area. Doctor's, dentist surgeries and the Dorset County Hospital are close by. There are major train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and a regular bus routes to adjoining towns.



- The property boasts a wealth of living accommodation comprising a light and spacious sitting room with an attractive inset fireplace that houses a woodburning stove and a wonderful open plan social/family/living area, a fabulous addition to the property that offers a lovely outlook onto the garden and enjoys a social ambience, lending itself perfectly to modern day living.
- The open plan kitchen/breakfast room is fitted to an extremely high standard, offering a selection of integral appliances and a comprehensive range of modern units that provide an abundance of storage options with granite work surfaces over. The room is finished with tiled flooring, electric underfloor heating and a set of bi-folding doors that provide access to the garden.

- An open staircase rises to the first floor where a beautiful stained glass window provides natural light and wonderful rooftop and countryside views.
- There are five good size bedrooms, one currently being utilised as a dressing room. The principal bedroom enjoys a rear facing aspect and benefits from tastefully fitted en-suite facilities. The property benefits from a separate modern shower room.
- A wonderful annexe provides additional accommodation, offering a sitting room, a well appointed kitchen/diner, a bedroom and wet room. The annexe is self contained and benefits from its own private access.

Externally there is a generous enclosed garden to the rear that is laid predominately to lawn with areas of paving and decking that provide the ideal space for alfresco dining. A driveway to the front of the property provides ample off road parking.

Room Dimensions:

Sitting Room	5.74m x 4.09m (18'10" x 13'05")
Kitchen	7.52m x 3.73m (24'08" x 12'03")
Family/Dining Area	6.45m x 4.75m (21'02" x 15'07")
Study	4.70m x 4.22m (15'05" x 13'10")
Bedroom One	4.78m x 3.96m (15'08" x 13'0")
Bedroom Two	4.70m x 3.33m (15'05" x 10'11")
Bedroom Three	4.09m x 3.00m (13'05" x 9'10")
Bedroom Four	3.43m x 2.87m (11'03" x 9'05")
Bedroom Five/Dressing Room	3.15m x 1.91m (10'04" x 6'03")
Annexe	
Sitting Room	6.65m max x 4.19m (21'10" x 13'09")
Kitchen/Diner	5.41m x 4.22m (17'09" x 13'10")
Bedroom	4.22m x 3.33m (13'10" x 10'11")

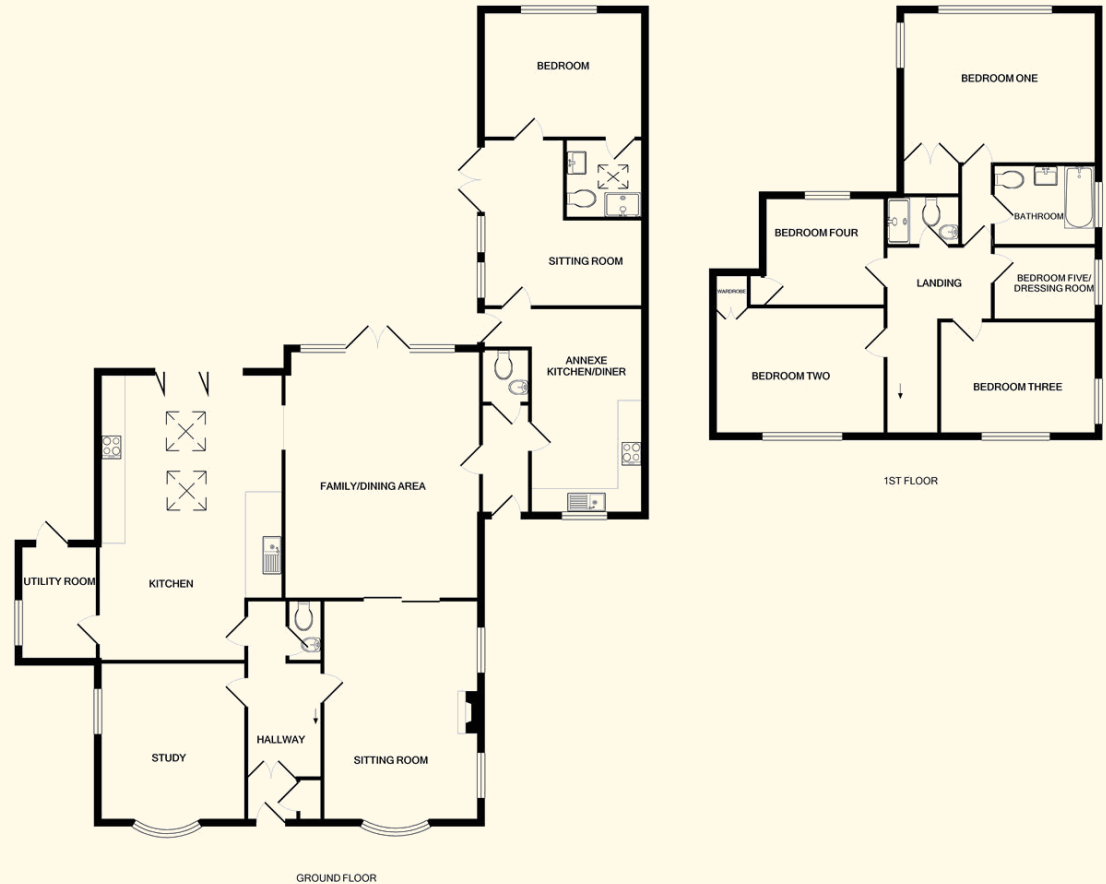
Services:

Mains electricity, water and drainage are connected. Gas fired central heating. Satellite is available also.

Local Authorities:

Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ Tel: 01305 211970

We are advised that the council tax band is F (Main House) A (Annexe)



MAIDEN CASTLE ROAD
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2020

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.