



18 ST MARTINSFIELD

Dorchester, DT2 9JU

Asking Price £400,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Mayfair are delighted to bring to the market this extended and spacious four bedroom semi detached home situated in the popular village of Martinstown and set in a quiet cul-de-sac position backing onto open countryside. The property comprises a sitting room, study, kitchen/dining room, utility room, master bedroom with en-suite, three further bedrooms, family bathroom and garage /workshop. Outside there is off road parking for four cars and a good size rear garden. The house is being sold with no forward chain.

Situation

The village of Martinstown is situated four miles south west on the historic county town of Dorchester and benefits from a shop and post office, village hall and a public house, The Brewers Arms.. There is the parish church of St Martins which dates back to the 12th century, with the village green to the front. There is an active local community with many clubs and societies including a cricket club, cycling group and a womens institute. The village is set amongst beautiful Dorset countryside. and currently there is a bus service to Dorchester.

The local area

The historic county town of Dorchester has many places of interest and museums to explore. There are a variety of independent shops, restaurants and coffee shops and excellent transport links from the town to both London Waterloo and Bristol Temple Meads. Many outdoor pursuits such as walking, cycling and horse riding are nearby as is the Jurassic coast with it's beaches and coastline.

Local Authority

Dorset Council Tax Band: C

Tenure: Freehold

EPC Rating: D



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 67 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

PROPERTY DESCRIPTION

The front door leads to the entrance hall which has stairs to the first floor and laminate flooring. A door leads to the Ground floor cloakroom with a close coupled WC and wash hand basin. The cosy sitting room has a large picture window overlooking the front and a chimney breast with arched recess either side. From the entrance hall a door leads to a useful study with a window to the front and built in cupboards. This room is currently being used as a bedroom. The kitchen/dining room is to the rear of the property and the dining area has french doors to the rear garden and a further full length window. The kitchen area is fitted with a range of wall and base cabinets with a contrasting roll edge worksurface incorporating a stainless steel sink unit with mixer taps. There is a eye level double fan assisted oven, five ring gas hob with an extractor over and an integrated dishwasher. There is ample space for a fridge freezer and a useful understairs storage cupboard. The utility room has space and plumbing for a washing machine, a further sink unit and cupboards with a window overlooking the rear garden. A door leads to the garage/workshop.

On the first floor is a landing with windows overlooking the rear garden. The master bedroom has access to the roof space and a window giving lovely views across the rooftops to open countryside and the Hardy's Monument beyond. Indeed all the bedrooms at the front of the house share this view. A door leads to the en-Suite shower room which has an enclosed shower cubicle, wash hand basin and a close couple WC. There is a heated towel rail and extractor fan. Bedrooms two and three are both good size doubles and are at the front, whilst bedroom four has views over the garden to open countryside. The large and spacious family bathroom has a panel bath with mixer taps and shower attachment, wash hand basin with drawers under and a close coupled WC. Natural light is via a window to the rear and there is an extractor fan.

Outside the front garden is open plan and gives room to park four cars side by side. Steps lead up to the front door. An electrically operated roller shutter door leads to the garage/workshop. The garage area has ample room to park a car and there is power and light. Steps lead up to the workshop area which has a personal door to the rear garden. This area has the

potential to be converted to a further home office or living space subject to necessary consents. The rear garden is a good size with a patio area directly behind the house. Stone steps lead up to the remainder of the garden which is mainly laid to lawn and backs onto open fields to the rear. There is a timber built summerhouse with a shed area which is set on an area of timber decking with views towards the fields behind.

Material Information..

Additional information not previously mentioned

- All mains service connected
- No water meter.
- Mains Sewerage.
- Flooding in the last 5 years or not. NO
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

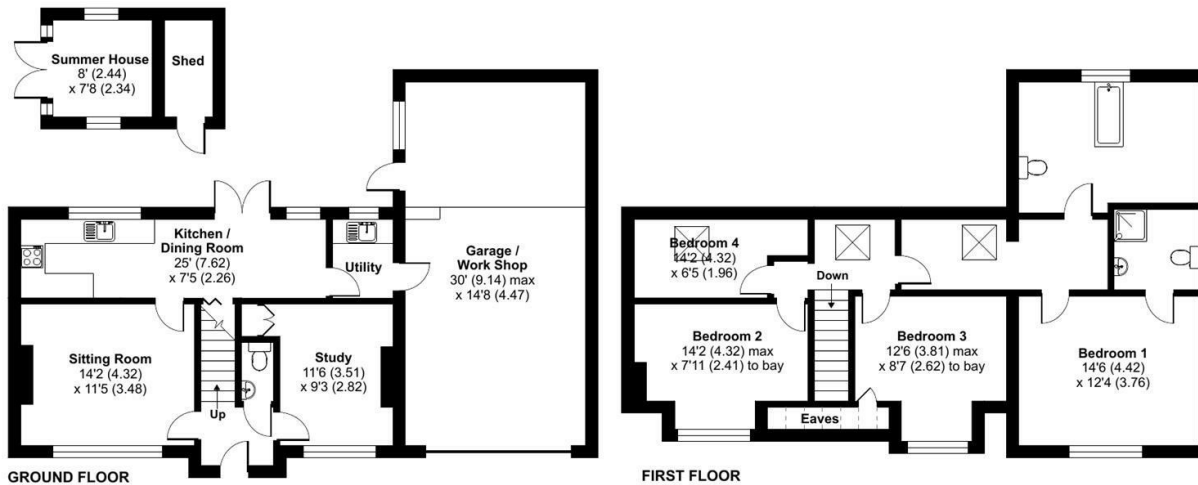
St. Martinsfield, Martinstown, Dorchester, DT2

Approximate Area = 1537 sq ft / 142.8 sq m
Limited Use Area = 18 sq ft / 1.7 sq m
Outbuilding(s) = 526 sq ft / 48.8 sq m
Total = 2081 sq ft / 193.3 sq m

For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Mayfair Town & Country. REF: 1133198



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

