



12 ST MARTINSFIELD MARTINSTOWN

Dorchester, DT2 9JU

Price £410,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Situated in a quiet cul-de-sac in the popular village of Martinstown is this extended four bedroom semi detached family home offered for sale with no forward chain. The property occupies an enviable position backing onto open countryside and comprises a sitting room, study, kitchen/dining room, utility room, ground floor cloakroom, master bedroom with en-suite shower room, three further bedrooms, family bathroom and garage. Outside is of road parking for two cars and a good size rear garden with open views to the rear.

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 | | 85 |
| (69-80) C | 65 | |
| (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 entrance hall has stairs to the first floor with laminate flooring and a handy area to hang coats. From here a door leads to the 2nd reception room which would make a handy study with a window to the front and useful built in cupboards. The cosy sitting room has a window to the front and a wooden fire surround with marble effect hearth. A door leads to the kitchen/dining room which has two windows overlooking the rear garden with a further set of french doors. The kitchen is fitted with an ample range of wall and base cabinets with a contrasting roll edge work surface incorporating a stainless steel sink unit with mixer taps and tiled splashbacks. There is an integrated fridge freezer and space for a slot in cooker. The dining area has room for a good size dining table and has an understairs cupboard. A door leads to the utility room which has base cabinets and a further stainless steel sink. Doors lead to the rear garden and to the garage. There is a ground floor cloakroom with a close coupled WC and wash hand basin.

On the first floor the landing has windows overlooking the rear garden with views over open countryside. A built in airing cupboard houses the hot water cylinder. The master bedroom has a window to the front giving lovely views across the rooftops to open countryside. A built in wardrobe has hanging space and shelving. A door leads to the en-suite shower room which comprises an enclosed and tiled shower cubicle, pedestal wash hand basin and close coupled WC. The walls are fully tiled and there is a heated towel rail. There are two further double bedrooms to the front of the house which both share the countryside views. Bedroom four is to the rear with views over the garden to open countryside beyond. The family bathroom has a fully enclosed shower cubicle, panel bath, pedestal wash hand basin and close coupled WC. There is a heated towel rail and natural light is from an obscure glazed window to the side.

Outside the front garden is raised with railway sleepers and is laid to loose shingle for ease of maintenance. A driveway provides off road parking for two cars and a metal up and over door leads to the Garage which has power and light, a wall mounted Worcester central heating boiler and a door to the utility room. To the side of the house is access to the rear

garden which has a seating area to the rear of the house with a pergola over. Steps lead up to a paved patio area and a further area of timber decking. The remainder of the garden is laid to lawn with shrub and flower borders. To the rear is open countryside.

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 = 1522 sq ft / 141.3 sq m

Limited Use Area(s) = 73 sq ft / 6.7 sq m

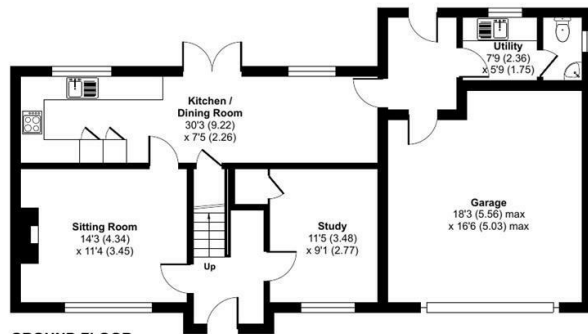
Garage = 280 sq ft / 26 sq m

Total = 1875 sq ft / 174 sq m

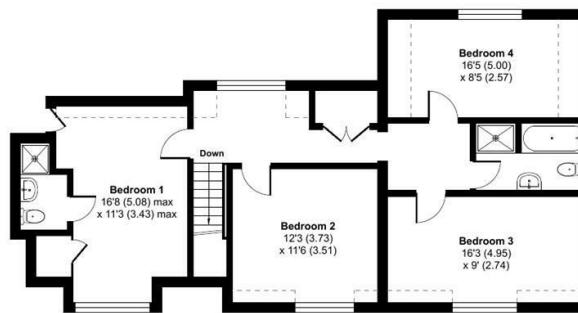
For identification only - Not to scale



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: 1162543



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)

