



Manor Grove
Martinstown
£635,000 Price Guide



An elevated, detached five-bedroom family home offering versatile "upside-down" living, situated in the heart of the highly sought-after village of Martinstown and within an area of outstanding natural beauty. This unique residence has been thoughtfully designed to maximize its position, with primary living spaces located on the first floor to take full advantage of stunning rooftop views over the village and surrounding Dorset countryside. A garage conversion provides versatility and increased living accommodation to this wonderful home and externally there is plentiful off-road parking and a mature rear garden. EPC rating D

Nestled in the heart of the Dorset National Landscape Martinstown, officially known as Winterborne St. Martin, is the quintessential English village. Characterized by its long, picturesque main street that follows the meandering River South Winterborne, it offers a perfect blend of historic charm and a thriving, friendly and active community. Village life centers around The Brewers Arms traditional public house, St. Martin's Church – a beautiful 12th-century flint-and-stone church that overlooks the village green, the village hall, local shop and Post Office, along with a popular nearby farm shop. History and nature is right on your doorstep with Maiden Castle offering breathtaking panoramic views and miles of walking paths. Hardy's Monument lies to the west with the landscape rising toward Blackdown, providing views that stretch across the Jurassic Coast. The surrounding "Hardy Country" is a paradise for hikers, cyclists, and equestrians, with an extensive network of bridleways and footpaths cutting through rolling chalk downs. The county town of Dorchester provides comprehensive shopping, leisure facilities and the vibrant Brewery Square development. Nearby Weymouth offers the dramatic Jurassic Coast (a UNESCO World Heritage site) and there are Regular mainline services to London Waterloo and Bristol run from Dorchester.



Entrance to this generous home via the ground floor into an entrance hall giving access to three, good size, ground floor bedroom and a shower room. The garage has been converted to increase the living arrangements and utilities are in place to further enhance the space with a kitchenette if desired, giving the option to create a space for multi-generational living. Cellar space offers excellent storage solutions.

The first floor has a large landing / dining hall with openings to the sitting room and conservatory. The conservatory is a bright and spacious room offering a wonderful space for entertaining while looking out over the private garden. The sitting room has a central woodburner with a dual aspect. Sliding doors look out to and offer direct access to the rear garden and the front aspect window boasts views across the village and countryside beyond.

The kitchen is fitted with a range of wall and base units with a 1½ bowl stainless steel sink and drainer with tiled splashback and tile effect flooring. Integrated appliances include an electric oven, four-ring gas hob and dishwasher. An opening leads through to the utility room offering storage and space for further appliances. A side door offers access to the rear garden. From the landing, an inner hallway provides access to the two remaining bedrooms and shower room.

Externally, this elevated home has a private and peaceful garden enjoying views across the countryside surroundings. There is a patio area abutting the property, offering space for outside furniture. The garden is mainly laid to lawn with a variety of mature plants and trees.

Agents Notes:

Please note there is a Tree Preservation Order at the property.

The lane leading to the property is privately owned by the neighbour. There is no formal arrangement in place for maintenance.

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Council Tax Band F.

Broadband:

At the time of the listing, standard and superfast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-termfloodrisk.service.gov.uk/risk#>

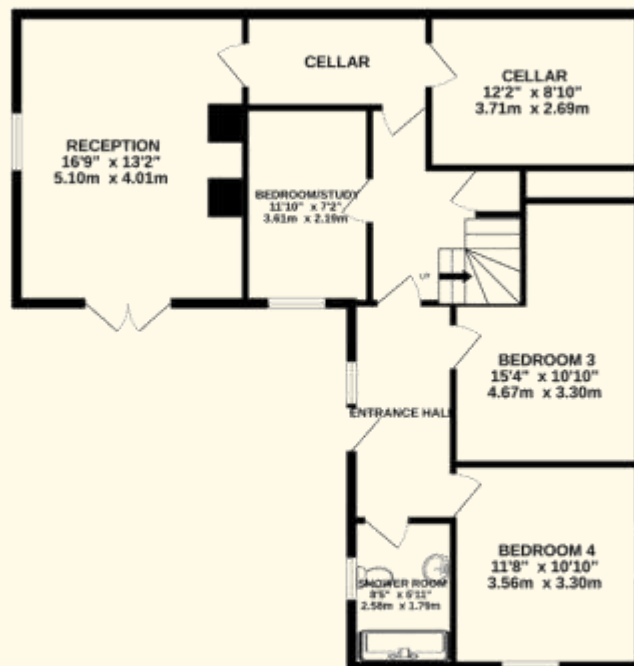
Stamp Duty:

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

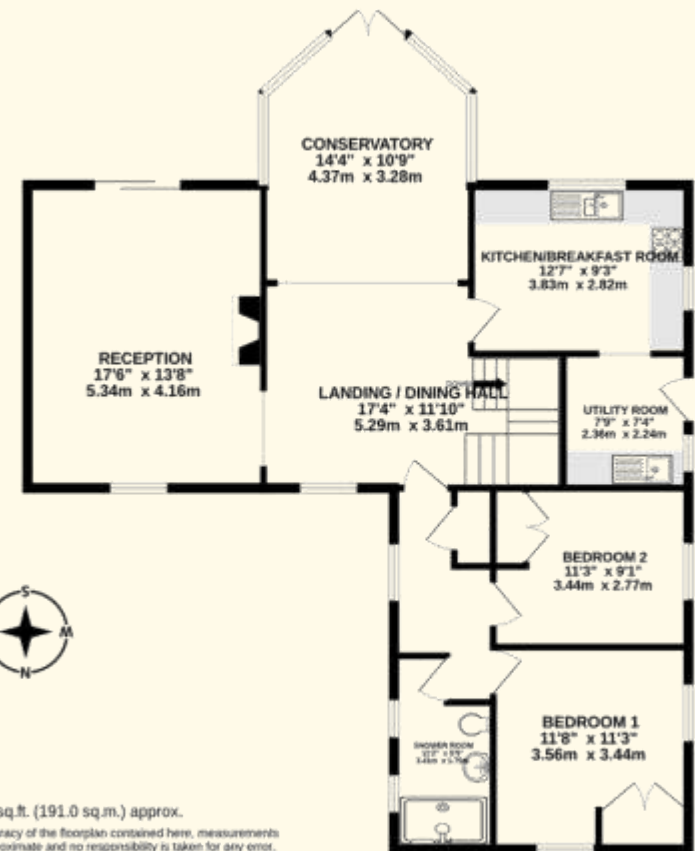
Please visit the below website to check this.

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

GROUND FLOOR
946 sq.ft. (87.8 sq.m.) approx.



FIRST FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA : 2056 sq.ft. (191.0 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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