

Symonds
& Sampson



Ashleigh Avenue

Maiden Newton, Dorchester, Dorset

3 Ashleigh Avenue

Maiden Newton, Dorchester,
Dorset, DT2 0BP

Beautifully presented 3 bedroom bungalow with loft room, in a quiet cul-de-sac, with south-facing garden, garden room, and stylish open-plan living. Garage and parking.



- Extended semi-detached bungalow
- Immaculately presented throughout
- Three bedrooms with additional loft room
 - Principal bedroom with en suite
- Modern kitchen opening to bright south-facing dining room
 - Attractive south-facing garden
 - Contemporary garden room
 - Garage and parking

Guide Price **£400,000**

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

Tucked away in a quiet cul-de-sac in the heart of Maiden Newton, is this beautifully presented three bedroom extended bungalow immaculately maintained throughout, it offers a stylish yet welcoming feel with a clean, minimal aesthetic.

At the heart of the home is a modern kitchen, opening into a spacious south-facing dining room. Dual-aspect windows with shutters fill the room with natural light, while French doors lead directly onto a patio, ideal for entertaining. Off the dining area, a useful utility hall gives access to the garage and the master bedroom, which benefits from its own modern en-suite shower room.

To the front of the property, the cosy lounge features a log burner. A double bedroom and snug/bedroom floor complete the ground floor accommodation. Upstairs, a versatile loft room, offers flexibility as a study, guest bedroom, or hobby space.

OUTSIDE

The south-facing garden is well-stocked, colourful borders filled with flowers and mature shrubs. A modern garden room with trifold doors opens directly onto the lawn, while a gravelled area provides space for a garden shed, greenhouse, and log store.

To the front, a private driveway offers parking for one vehicle and leads to the single garage, with further on-street parking available.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Maiden Newton, Dorchester

Approximate Area = 1175 sq ft / 109.2 sq m

Limited Use Area(s) = 82 sq ft / 7.6 sq m

Garage = 139 sq ft / 12.9 sq m

Outbuilding = 102 sq ft / 9.5 sq m

Total = 1498 sq ft / 139.2 sq m

For identification only - Not to scale

Denotes restricted head height



SITUATION

Maiden Newton is a bustling village well-served by local facilities and includes a selection of shops, primary school, doctor's surgery, petrol station/store, public house and railway station on the Weymouth/Bristol line.

The picturesque town of Beaminster, with its historic square and range of shops, including boutiques, is located approximately 10 miles to the west. Both the county town of Dorchester and Bridport are within about 12 miles, with Dorchester offering the Dorset County Hospital and mainline rail services to London Waterloo.

The area is also renowned for its excellent schools, and there are many footpaths and bridleways across the beautiful surrounding countryside. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding coastal walks and the opportunity to enjoy a number of water sports activities.

DIRECTIONS

What3words:///painter.land.headboard

SERVICES

Mains electricity, water and drainage.
Oil-fired central heating.

Broadband - Superfast speed available
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
(<https://www.ofcom.org.uk>)

Council Tax Band: C (Dorset Council - 01305 251010)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Symonds & Sampson. REF: 1334482



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01305 261008

dorchester@symondsandsampson.co.uk
Symonds & Sampson LLP
9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset DT1 1QR



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