



## Little Fosters, Martinstown

Offered with no onward chain is this charming Grade II Listed, semi-detached thatched cottage, located in the highly sought-after village of Martinstown, within a Conservation Area and an Area of Outstanding Natural Beauty. The property offers characterful accommodation including two reception rooms, a kitchen, three bedrooms and a family bathroom. Externally, there is a southerly-facing enclosed rear garden, along with secure parking for one vehicle. EPC Rating E.

Price guide £310,000



## Situation

The property is located in the much sought after village of Martinstown, conveniently situated just a few miles from the historic county town of Dorchester. Local facilities include a parish church, village shop and post office, village hall, and public house. There is a catchment first school in the nearby village of Winterbourne Abbas and further schools in Dorchester. Dorchester town offers a number of shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants and public houses. Brewery Square is a vibrant area offering a central open space hosting several events throughout the year. The nearby train station provides links to London Waterloo, Bristol Temple Meads and Weymouth.

## Accommodation

### Ground Floor

#### Reception Rooms

The property features two separate, good-sized reception rooms, each with a fireplace and charming window seat. These versatile spaces offer ideal settings for a sitting room and dining room.

#### Kitchen

The kitchen is fitted with a range of white wall and base level units with worksurfaces over and tiled splash back. Integral appliances include a double oven and four-ring hob. Space is allocated for additional appliances and a door provides access to the garden.

### First Floor

#### Bedrooms

All three bedrooms benefit from either a front, side or rear aspect window, allowing plentiful natural light to enter the rooms, whilst bedrooms one and two further benefit from a fitted wardrobe.

#### Bathroom

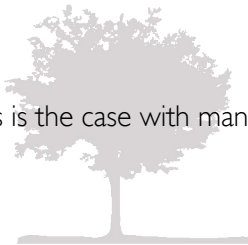
Serving the bedrooms, is the family bathroom, furnished with a panel enclosed bath, bidet, WC and wash hand basin. The room is finished with wood-effect flooring.

## Outside

Externally, the home enjoys a southerly-facing enclosed rear garden, featuring a paved patio area, perfect for outdoor seating and can be directly accessed internally from the kitchen. The remainder of the garden is laid to lawn and features a variety of mature shrubs and trees. Secure parking for one car is also included.

## Agents Notes

We understand the property is not currently registered at the Land Registry. This is the case with many properties in England and Wales. Your conveyancer will undertake any necessary steps in this instance.





## Broadband and Mobile Service

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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-term-flood-risk.service.gov.uk/risk#>

## Services

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

## Local Authorities

Local Authorities:

Dorset Council

County Hall

Colliton Park

DT1 1XJ

Council tax band E.

## Stamp Duty

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

Please visit the below website to check this.

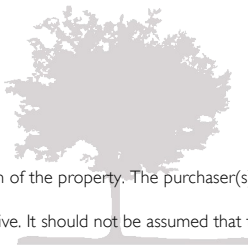
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



Important notice. Parkers notify that:

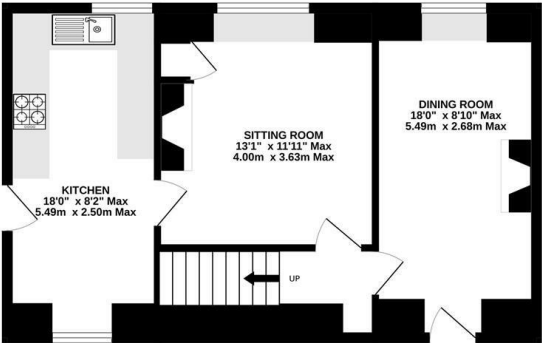
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.

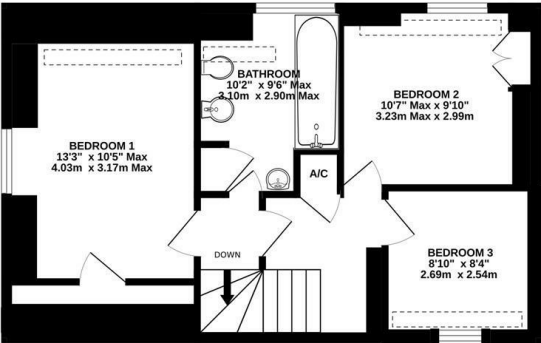




GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.7 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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