

Symonds
& Sampson

74 Dorchester Road
Maiden Newton, Dorchester, Dorset

74

Dorchester Road

Maiden Newton, Dorchester
Dorset, DT2 0BG

A deceptively spacious, three-bedroom village home with a private walled garden.



- Spacious and well-presented village home
- Modern, thoughtfully updated interiors
 - Three double bedrooms
- Sitting room with wood-burning stove
- Dining room/fourth bedroom option
- Private, walled, and enclosed rear garden
- Popular village location, close to amenities
 - Near Jurassic Coast and countryside

Guide Price **£310,000**

Freehold

Dorchester Sales
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THE PROPERTY

This deceptively spacious three-bedroom home has been thoughtfully updated by the current owners, offering a comfortable yet contemporary style throughout.

The well-proportioned accommodation includes an inviting entrance hall, a charming sitting room with a character fireplace and wood-burning stove, a separate dining room currently used as a fourth bedroom, a stylish bathroom, a modern fitted kitchen, and a practical utility room.

On the first floor are three generous bedrooms, two of which benefit from built-in wardrobes, while the third offers the added convenience of its own WC and wash basin.

OUTSIDE

The property has a walled, and fully enclosed rear garden. Enhanced by the present owners, this attractive outdoor space provides a peaceful setting for relaxing and entertaining.

SITUATION

Maiden Newton is a thriving and well-served village offering a good range of local amenities, including a selection of shops, a first school, doctor's surgery, petrol station with convenience store, public house, village hall and a railway station on the Weymouth/Dorchester to Bath and Bristol Temple Meads line.

The county town of Dorchester lies approximately 8 miles away and provides an extensive range of facilities, including several highly regarded schools, the renowned Dorset County Hospital and mainline rail services to London Waterloo.

The surrounding area offers an excellent choice of sporting and leisure pursuits, with golf available at Dorchester (Came Down), Sherborne and Yeovil. The rolling countryside is interlaced with an abundance of footpaths and bridleways, providing access to Areas of Outstanding Natural Beauty. The stunning Jurassic Coast is just a few miles to the south, renowned for its sandy beaches, dramatic coastal walks and a wide range of water sports.

DIRECTIONS

What3words///orchestra.surveyors.giraffes



Dorchester Road, Maiden Newton, Dorchester

Approximate Area = 1554 sq ft / 144.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SERVICES

Mains electric, water and drainage are connected.
Electric 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: D (Dorset Council - 01305 251010)

MATERIAL INFORMATION

The property is situated within a conservation area. The vendors advise that flood defences are in place as a precautionary measure, and the property has not experienced flooding in the past five years. The most recent flood check indicates a medium risk from nearby rivers.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Symonds & Sampson. REF: 1401340



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