PARKERS

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Independent Property Consultants and Valuers







Magiston Street, Dorchester

Asking price £535,000

Situated in the village of Stratton, this impressive four-bedroom detached home offers spacious and well-presented accommodation, featuring a generous sitting room, open-plan kitchen/dining area, separate utility room and four well-proportioned bedrooms. Notable features include a striking galleried landing with vaulted ceilings, an ensuite to the principal bedroom with Juliet balcony, and an enclosed rear garden with patio and pergola. Further benefits include a driveway providing parking for two to three vehicles and a detached garage with useful eaves storage. EPC rating TBC.

Situation

The property is situated in the charming Dorset village of Stratton, nestled within the scenic Frome Valley just a short distance from Dorchester. It offers an appealing combination of countryside surroundings, a friendly community, a well-regarded local pub, and convenient access to nearby amenities and the A37. The village itself benefits from The Saxon Arms, a village hall, and a large green, with a strong community spirit supported by a variety of active clubs and societies, as well as easy access to open countryside and numerous walking routes. Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities including a cinema, County Museum, leisure centre, Borough Gardens and a choice of many excellent public houses and restaurants. The town has two main employers, namely the Dorset County Hospital and the Dorset County Council. There are major train links to London Waterloo and Bristol Temple Meads and regular bus routes to adjoining towns.



Description

This impressive four-bedroom detached home offers spacious and beautifully presented accommodation. Upon entering, the hallway leads through to a generous sitting room, enjoying plenty of natural light and offering ample space. Two sets of French doors provide direct access onto the rear garden. The fitted kitchen is arranged in an open-plan layout with the dining area. The kitchen offers a comprehensive range of wall and base units, ample worktop space and integrated oven and four-ring gas hob, with a separate utility room providing additional practicality. A ground-floor cloakroom completes the ground floor accommodation.



Stairs rise to an impressive first-floor galleried landing, where vaulted ceilings enhance the feeling of space. The landing provides access to four well-proportioned bedrooms, with the principal bedroom featuring French doors opening onto a Juliet balcony, along with a modern ensuite shower room comprising a walk-in shower, wash hand basin and WC. The remaining bedrooms are served by a well-appointed family bathroom, fitted with a freestanding bath, hand basin and WC.

Outside, the property continues to impress with an enclosed rear garden, predominantly laid to lawn and complemented by a patio seating area and pergola, providing an ideal setting for outdoor dining and relaxation. To the front, a driveway offers off-road parking for two to three vehicles, alongside a detached garage which benefits from useful eaves storage.



Services

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

Local Authorities

Dorset Council
County Hall,
Colliton Park
Dorchester,
DT1 1XJ

Tel: 01305 211970

Council tax band D.

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#

Mobile and Broadband Service

At the time of the listing, standard, superfast and ultrafast 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

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

Videos and Photographs

Photography or video recording is not permitted during a viewing unless agreed in advance with the seller via the a representative of Parkers.





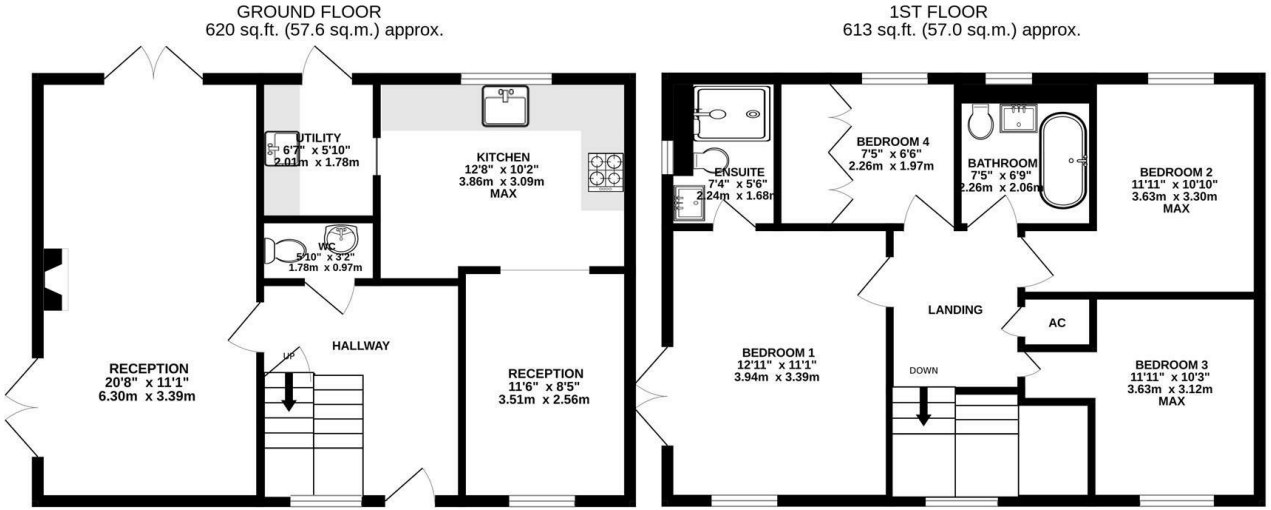


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- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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TOTAL FLOOR AREA : 1234 sq.ft. (114.6 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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