



Instinct Guides You



Cattistock Road, Dorchester, DT2 0AG Offers In Excess Of £325,000

- Train Station Within Walking Distance
- Countryside Views
- Two Double Bedrooms
- Driveway And Garage
- Quiet Village Location
- Nearby Shops And Pub
- Detached Bungalow
- Well-Tended Landscaping
- Countryside Walks
- Popular Dorset Village



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Set within a generous plot in the Village of Maiden Newton, this detached bungalow offers far-reaching countryside views, off-road parking with a garage, and beautifully maintained gardens to the front and rear. Internally, the property comprises two double bedrooms, two bathrooms including an en suite, and a spacious flow of living accommodation throughout.

Accessed via a private driveway, the property opens into a central hallway connecting all rooms. To the right, the lounge offers a feature fireplace, ample seating space, flooded with natural light from the large bay window views over the garden and beyond. Adjacent is the dining room, perfectly positioned for entertaining, and connected to the kitchen. The kitchen is fitted with wooden units, generous worktop space, and windows that frame the garden and surrounding greenery.

The sleeping accommodation is situated on the front side of the home. Bedroom One is a bright and airy double with access to an en-suite bathroom, complete with tub and overhead fixtures. Bedroom Two is also a well-proportioned double room. The main shower room is positioned between the two bedrooms and offers a large walk-in shower, basin, and WC.

The rear garden is mainly lawn with a patio area, mature planting, decorative gravel beds and a timber fence bordering open fields, ideal for enjoying the peaceful setting. The front garden is equally well-tended, with a detached garage and additional driveway parking complete this charming home.

Located within easy reach of village amenities and countryside walks, this property offers an excellent opportunity for those seeking single-storey living in a picturesque rural setting.

Lounge 17'0" x 15'3" (5.19m x 4.67m)

Dining Room 11'6" x 11'5" (3.51m x 3.5m)

Kitchen 13'10" max x 11'6" max (4.24m max x 3.52m max)

Bedroom One 12'3" x 11'8" (3.74m x 3.58m)

En Suite 6'1" x 6'1" (1.86m x 1.86m)

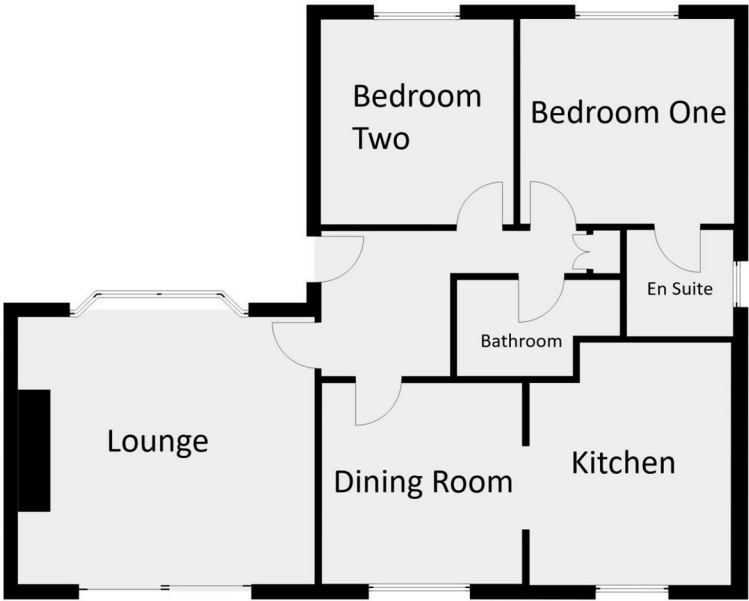
Bedroom Two 11'8" x 11'0" (3.58m x 3.37m)


Bathroom 6'5" x 5'6" (1.97m x 1.69m)


Access Rights

There is access rights to a substation within the grounds.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 75 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|----------------------------|---|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC |  |