



Symonds
& Sampson

36 Cattistock Road
Maiden Newton, Dorchester, Dorset

36 Cattistock Road

Maiden Newton, Dorchester
Dorset, DT2 0AG

A well-presented three-bedroom end-terrace home, featuring a landscaped rear garden and ideally located within walking distance of the village pub, local amenities, and surrounding countryside.

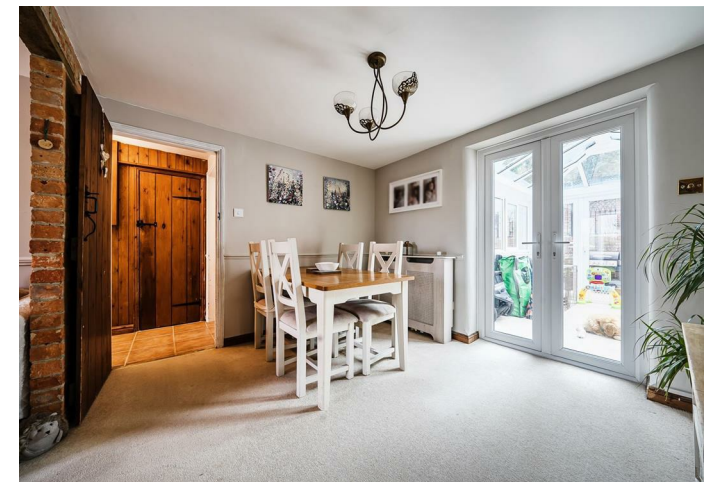


- Edge of sought-after village
- Walking distance to amenities
- Sitting room with wood burning stove
- Well-appointed kitchen and utility
- Three bedrooms, countryside views
 - Landscaped garden with patio
 - French doors to conservatory
 - Off road parking

Guide Price **£300,000**

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

Situated on the edge of this sought-after village, the property enjoys a convenient position within walking distance of the local pub, everyday amenities, and picturesque surrounding countryside.

The ground floor opens into a welcoming and spacious entrance hall, leading through to a bright sitting/dining room featuring a charming fireplace with wood-burning stove. An open archway connects to the dining area, creating an ideal space for entertaining, with French doors opening into a conservatory that overlooks and provides access to the rear garden.

The kitchen is well-appointed with a range of floor and wall-mounted units, offering generous storage. A step down leads to a practical utility area with additional storage and space for white goods. From the hallway, there is also a convenient WC with wash hand basin, along with an under-stairs storage cupboard.

Upstairs, the first floor provides access to three bedrooms. The principal bedroom is a well-proportioned double with an integrated cupboard and attractive countryside views. Bedroom two is another comfortable double, overlooking the rear garden, while bedroom three is a single room, also enjoying a pleasant garden aspect.

Completing the accommodation is the family bathroom, fitted with a panelled bath and overhead shower, WC, and wash hand basin.

OUTSIDE

The delightful rear garden is generously proportioned and thoughtfully landscaped for ease of maintenance. A patio area adjoins the rear of the property, with the remainder of the garden arranged over tiered levels, predominantly laid to lawn and complemented by a variety of attractive flower and shrub borders.

Steps lead up to an elevated section of the garden, which enjoys particularly appealing far-reaching views across the surrounding open countryside.

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///bordering.order.appoints

SERVICES

Mains electric, drainage and water are connected. Electric storage 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)



Cattistock Road, Maiden Newton, Dorchester

Approximate Area = 1052 sq ft / 97.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Symonds & Sampson. REF: 1008397



Dorchester/ATR/05.06.2026 rev



01305 261008

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT