Willow House, Maiden Newton Road

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MERCURY

Willow House, Maiden Newton Road

Cattistock, Dorchester, Dorset, DT2 0JL

An attractive detached house in a sought-after Dorset village, offering three double bedrooms, well-proportioned accommodation, a garden room, enclosed rear garden and detached double garage.

- Superb family house no forward chain
- Open-plan kitchen-dining room
- Sitting room & garden room
- Spacious wrap-around garden
- Council Tax Band F
- Principal Bedroom with dressing room & ensuite
- Separate utility
- Extensive driveway parking & double garage
- Wonderful village community & AONB
- Freehold

Guide Price £600,000

Stags Dorchester
01305 443443 | dorchester@stags.co.uk

The London Office
40 St James's Place, London, SW1A 1NS
020 7839 0888 | enquiries@tlo.co.uk

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SITUATION

Willow House is situated in the picturesque and sought-after village of Cattistock, which is set in the Area of Outstanding National Beauty just ten miles north of Dorchester. The village is a thriving and active community with a parish church, Inn, village green and children's play area, shop and post office, and village hall. Maiden Newton, a mile down the road has a primary school, GP surgery and railway station linking to Dorchester, Bath and Bristol. Dorchester and Yeovil offer rail links to London; and Bournemouth, Exeter and Bristol Airports are just over an hour's drive away. The local area also offers an excellent choice of schools in both the state and independent sectors.

DESCRIPTION

Willow House is an attractive detached house built in 1986 of standard brick and cavity construction, offering well-proportioned accommodation arranged over two floors, together with a detached double garage and a wrap-around garden. The property has a light and airy feel, with a particularly appealing kitchen and dining area, a separate sitting room with a wood-burning stove, and a garden room overlooking the enclosed rear garden.

The kitchen is fitted with white cabinetry and Italian granite work surfaces, with space for dining and direct access to the adjoining utility room. Oak flooring runs throughout the kitchen, dining area, utility and hallway, complementing the neutral décor and large windows. The sitting room provides a comfortable separate reception space, with a wood-burning stove set within a fireplace and doors opening onto the garden room.

On the first floor are three double bedrooms with built-in cupboards, served by bathroom and shower facilities, with the large master bedroom having a luxurious en suite and dressing room.

Outside, the rear garden offers areas of lawn, established planting and a paved terrace adjoining the house, providing space for outdoor dining and relaxation, whilst to the front of the property are two large terraced raised beds and greenhouse.

In all, the accommodation extends to approximately 1,620 sq ft, with the detached double garage providing a further 333 sq ft.

ACCOMMODATION

Ground Floor

Spacious entrance hall, sitting room, kitchen/dining room, utility room, cloakroom and garden room.

First Floor

Landing, three double bedrooms, ensuite and dressing room to master and family shower-room.

Loft

The house has a large loft space which is fully boarded, offering further potential subject to planning.

OUTSIDE

The property is approached over a driveway which provides parking for 4 cars and access to the detached double garage. The house is surrounded by planted borders; the rear garden is mainly laid to lawn, with established trees and planting around the boundaries and a summer house with decking on the west border. A paved terrace extends from the rear of the house, providing an area for outdoor seating and dining, with the garden room offering an additional link between the house and garden. To the front of the house are two large terraced raised beds and greenhouse.

The detached double garage measures approximately 333 sq ft.

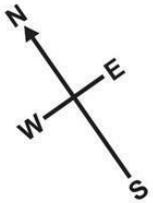
SERVICES

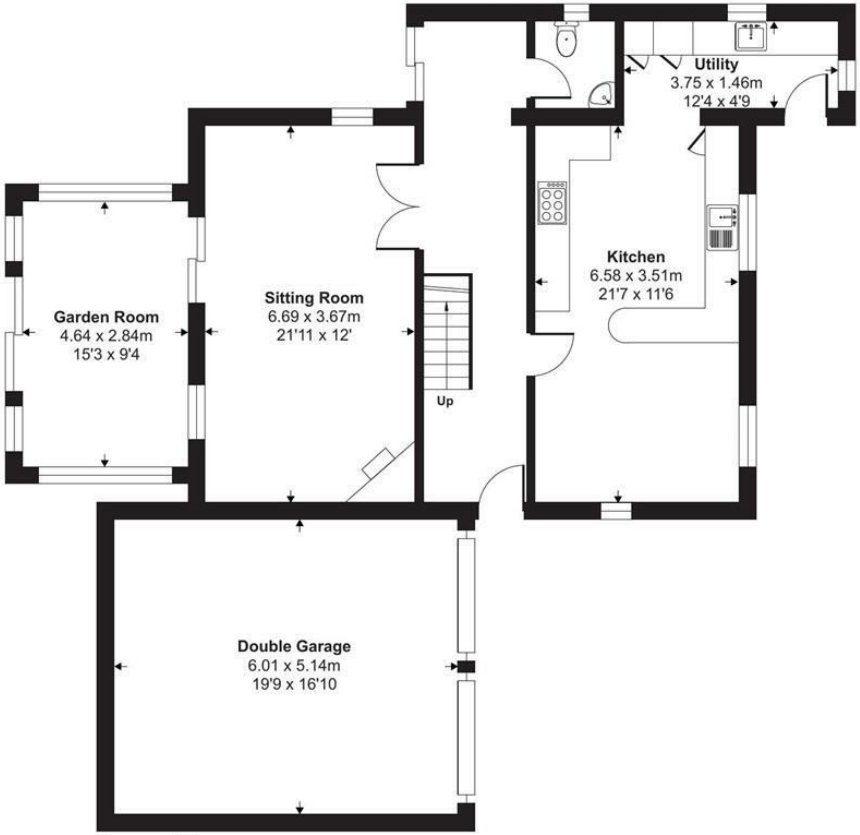
Mains electricity, water and drainage. Oil fired central heating.
Predicted broadband services and mobile coverage can be found on the Ofcom website.
Local Authority: Dorset Council. Cattistock Conservation Area. Areas of Outstanding Natural Beauty (England) Natural England: Dorset
Two ash trees are subject to preservation orders on the Weestern border of the garden.

DIRECTIONS

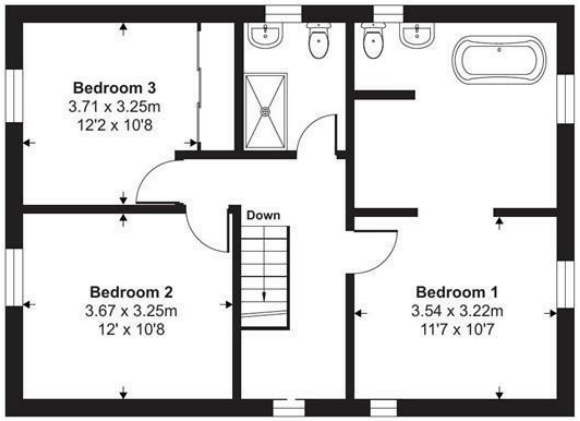
What3Words: ///workforce.stunts.delighted
Google Drop Pin: https://maps.app.goo.gl/agA2fjMXtiGSptCa8

Approximate Area = 1620 sq ft / 150.5 sq m
Garage = 333 sq ft / 30.9 sq m
Total = 1953 sq ft / 181.4 sq m
For identification only - Not to scale



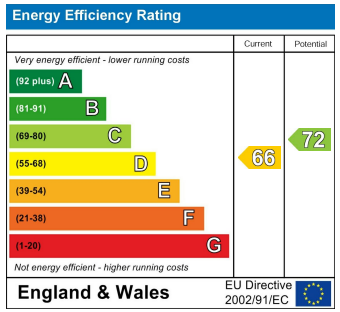


Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1534502



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