

Dorchester Road

Maiden Newton Dorchester, DT2 0BD

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Guide Price
£300,000 Freehold

Hull Gregson Hull

Dorchester Road

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- Substantial Westerly Aspect Garden
- Utility Room
- Kitchen/Diner
- Close To Local Amenities
- Village Location
- Large Porch
- Character Cottage
- Maiden Newton
- Approx 15 Minute Drive To Dorchester
- Feature Wood Burner (Not in use)

















A charming and CHARACTERFUL three-bedroom terraced cottage, set within the sought-after village of MAIDEN NEWTON just a short 15-minute drive from Dorchester town centre. This delightful home oozes period charm throughout and offers well-proportioned accommodation, including a spacious KITCHEN/DINER ideal for modern family living, a cosy reception room complete with a feature wood-burning stove (not in use), and the added benefit of a practical UTILITY ROOM. A large entrance porch provides a welcoming first impression and ADDITIONAL STORAGE space.

Externally, the property boasts a SUBSTANTIAL WESTERLY ASPECT GARDEN—perfect for outdoor entertaining, gardening enthusiasts, or simply enjoying the peaceful surroundings.

Ideally positioned just a stone's throw from a range of LOCAL AMENITIES including village shops, traditional public houses, and eateries, the property combines rural charm with everyday convenience.



Offered as an excellent opportunity, this cottage would make an ideal investment for HOLIDAY LETTING or LONG TERM RENTAL, as well as a wonderful permanent residence in a picturesque Dorset setting.

Upon entering the property, you are welcomed by a generous porch—an incredibly versatile space, perfect for storing coats and shoes or utilising as additional storage. The current owners have even adapted this area into a compact home office, highlighting its flexibility.

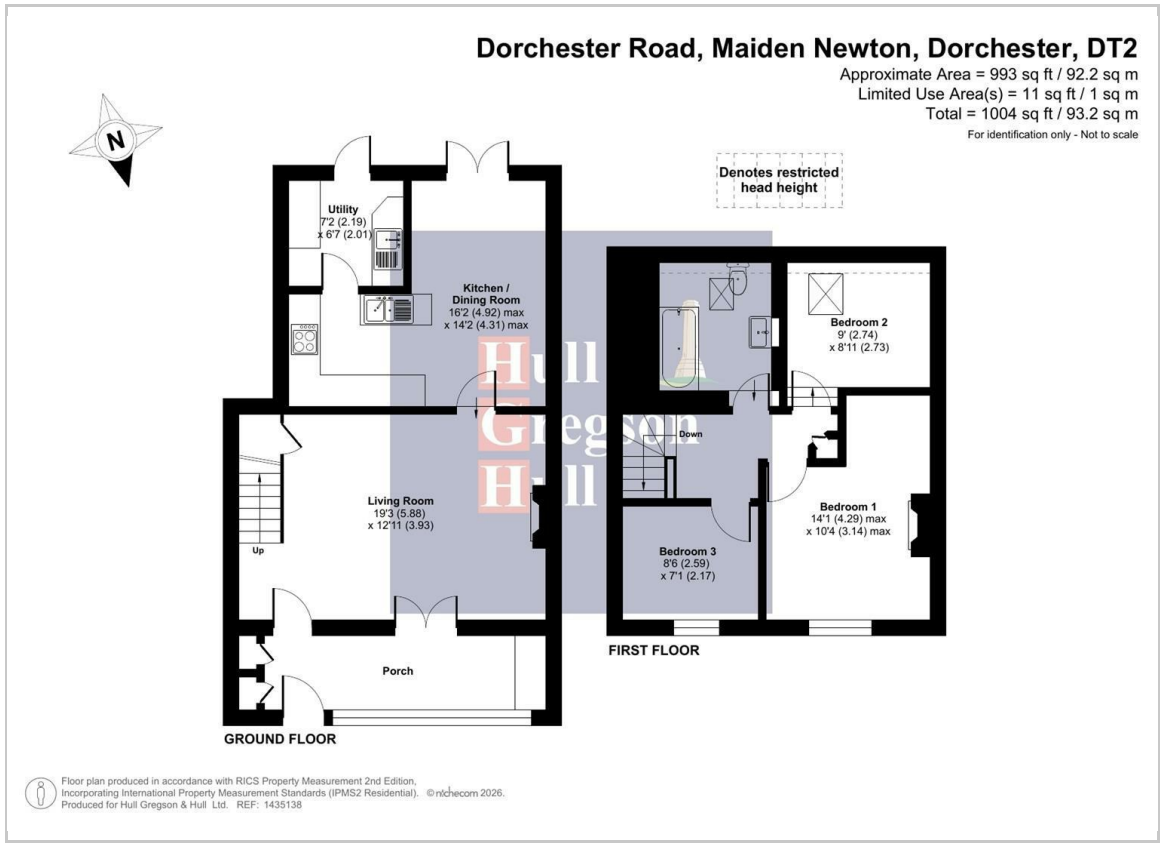
Stepping through into the lounge, you are immediately struck by the cottage's charm and character. Decorative wood panelling and a stone floor set the tone, creating a warm and inviting atmosphere—ideal for relaxing evenings. Stairs from the lounge rise to the first floor.



To the rear of the property lies the impressive kitchen/diner, seamlessly connected to the utility room. This is a truly wonderful space, rich in character with exposed brick walls, wooden beams, and original wood flooring. French-style doors open out onto the garden, effortlessly blending indoor and outdoor living—perfect for entertaining. The kitchen also benefits from ample work surfaces and a range of cabinets, making it both practical and stylish for family life.

Ascending to the first floor, you will find three bedrooms, all served by the family bathroom. Bedrooms one and two are comfortable double rooms, while bedroom three is a single—ideal as a child's room, guest space, or study. The bathroom is fitted with a bath and shower attachment, wash hand basin, and W.C.

Externally, the property truly comes into its own. The impressive 170ft enclosed rear garden enjoys a desirable westerly aspect, allowing you to soak up the evening sun—perfect for unwinding with a glass of wine. Immediately outside the property is a patio area, leading to a pergola and a long stretch of lawn. Further along, a more social space awaits, featuring a raised decked seating area, low-maintenance shingle, and a large storage shed. The garden is beautifully bordered with a variety of shrubs, bushes, and small trees, creating a peaceful oasis to relax and enjoy.





Lounge
19'3" x 12'10" (5.88 x 3.93)

Kitchen/Diner
16'1" max x 14'1" max (4.92 max x 4.31 max)

Utility Room
7'2" x 6'7" (2.19 x 2.01)

Porch

Bedroom One
14'0" max x 10'3" max (4.29 max x 3.14 max)

Bedroom Two
8'11" x 8'11" (2.74 x 2.73)

Bedroom Three
8'5" x 7'1" (2.59 x 2.17)

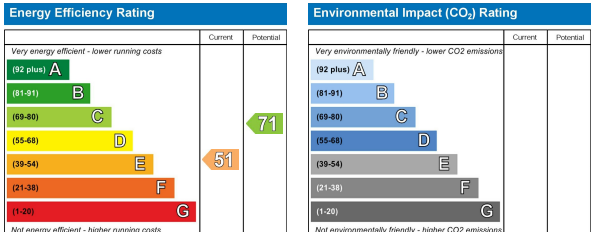
Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. Please note there is a private right of way with the neighbouring property across the rear garden.

Property type: Terraced House
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water.
Heating Type: Gas Central Heating
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of
representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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