



Magiston Street  
Dorchester  
£525,000



Situated in the desirable village of Stratton and found with in an area of outstanding natural beauty, is this attractive four-bedroom detached home, offering spacious and versatile accommodation ideal for family living. The property features two reception rooms, a bright conservatory overlooking the southerly aspect garden with stunning far-reaching views over the Roman Aqueduct, a well-appointed kitchen with adjoining utility room, a ground floor w/c and two bathrooms including an en-suite to the principal bedroom. Externally, the home benefits include a double garage with off-road parking for multiple cars, a good-sized rear garden, with a summer house and a green house. EPC Rating is C.

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.



On approach, a door opens into a beautifully presented and generously sized hallway, which provides access to all principal ground floor rooms, including a convenient w/c and cloakroom. A generous living room enjoys plenty of natural light from its dual aspect. A wood burner with mantle and surround create a cozy focal point and French doors opening directly onto the garden, while a separate dining room also benefits from garden access, making it ideal for both everyday living and entertaining. The kitchen overlooks the garden and is fitted with a range of units and integrated appliances including a 5-ring gas hob and oven, a 1 ½ bowl sink with mixer tap and dishwasher. A second door opens into a spacious utility room with additional storage, appliance space, and its own external access. Upstairs, the landing leads to four well-proportioned bedrooms, including a main bedroom with built-in storage and an en-suite featuring a corner bath, two further double bedrooms, one with additional storage, and a fourth room suited to a child's bedroom, study or guest space, along with a modern family bathroom comprised of a panel enclosed bath with fitted vanity storage, w/c and wash hand basin. Overall, the home offers a well-balanced layout designed for practical and comfortable family living.

Outside, the property enjoys a delightful southerly facing garden that takes full advantage of stunning panoramic views over the impressive Roman Aqueduct. Designed with ease of maintenance in mind, the garden also features a summer house or potting shed, greenhouse, and a fenced off space for growing vegetables, creating a peaceful and practical outdoor setting. There is also direct access from the garden into the double garage, which is fitted with electric doors.

### Agents Notes

There is a local Neighbourhood Plan available on the Dorset Council website.

Please visit:

<https://www.dorsetcouncil.gov.uk/w/puddletown-neighbourhood-plan>

### Services:

Mains electricity, water and drainage are connected.

Gas fired central heating.

There is a wood burner on this property.

### Local Authorities:

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Council Tax Band E.

### Broadband:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit <https://checker.ofcom.org.uk>

### Flood Risk:

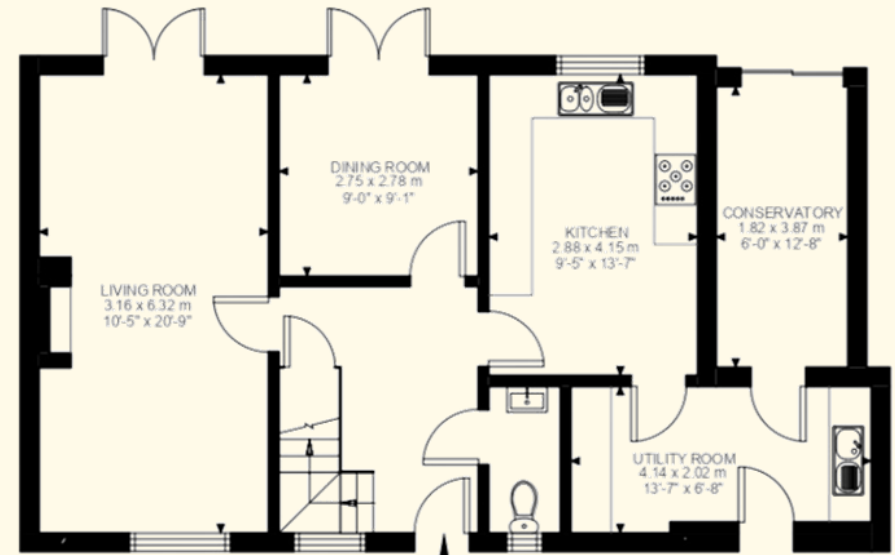
Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

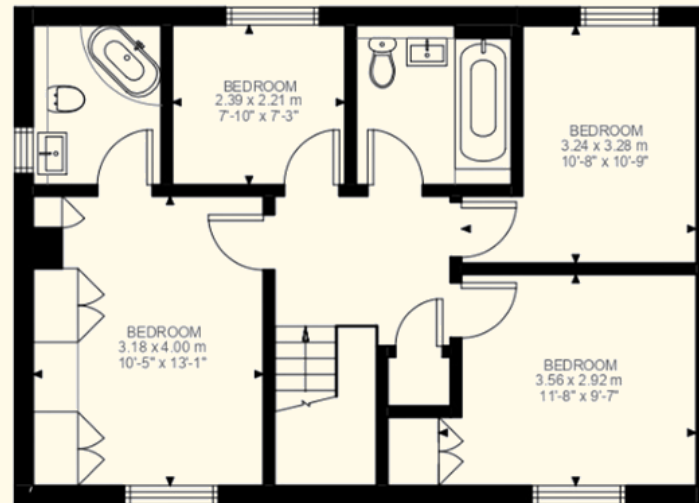
### Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

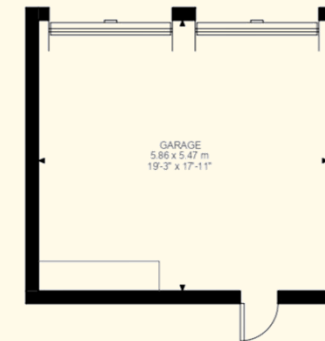
**Important notice: Parkers notify that:** All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. 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.



Ground Floor  
766 ft<sup>2</sup>



First Floor  
630 ft<sup>2</sup>



Magiston Street, DT2

Approximate Gross Internal Area  
129.73 SQ.M / 1396 SQ.FT  
(EXCLUDING GARAGE)  
GARAGE 32.05 SQ.M / 345 SQ.FT  
INCLUSIVE TOTAL AREA 161.78 SQ.M / 1741 SQ.FT

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.