



Symonds
& Sampson

22 Cowleaze
Martinstown, Dorchester

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Martinstown

Dorchester

Dorset DT2 9TD

A spacious four bedroom detached bungalow with detached double garage, in need of modernisation, set in a peaceful and private cul-de-sac location within the heart of the popular village of Martinstown.



- Peaceful village setting within easy reach of Dorchester
 - Private and secluded gardens enjoying delightful countryside views to the side
 - Two reception rooms and conservatory
- Four bedrooms, bathroom and separate shower room
 - In need of modernisation
 - Detached double garage and parking
 - No forward chain

Guide Price **£325,000**

Freehold

Poundbury Sales
01305 251154

poundbury@symondsandsampson.co.uk



THE PROPERTY

A Upvc double glazed entrance porch leads into a hallway with spacious double aspect sitting room with patio doors to the front opening into a conservatory. There is a separate dining room with rear aspect and side door into a kitchen/breakfast room fitted with a range of wall and floor cupboards, electric double oven and four ring gas hob. A side aspect window enjoys delightful open views over the adjoining fields.

There is a modern fitted bathroom with panelled bath and separate shower cubicle together with a additional adjoining shower room both accessed from the inner hallway which also has access to the loft space and cupboard housing a Worcester gas fired boiler. Doors lead to four bedrooms, three of which are double rooms.

OUTSIDE

A shared tarmac and gravelled drive leads to the bungalow which is tucked away at the far end of the cul-de-sac. A gravelled and paved hardstanding area provides ample off road parking together with a detached double garage with electrically operated door and personal side door. The larger garden is to the front with a paved patio and fishpond

leading onto lawned gardens stocked with trees and shrubs creating privacy from any neighbouring properties.

A pedestrian side access leads to the rear garden which is again laid to lawn with shrubs to the side. There is a small shed attached to the rear of the garage.

SITUATION

The property is situated in a cul-de-sac location within the charming village of Martinstown, approximately three miles south-west of the county town of Dorchester. The village offers a parish church, village hall, and welcoming public house, with the picturesque South Winterborne stream running through its centre.

Dorchester provides excellent amenities, including mainline rail links to London Waterloo and Bristol, the Dorset County Hospital, a wide choice of shops, restaurants, and leisure facilities, plus the vibrant Brewery Square development.

The area offers superb sporting and recreational opportunities, with golf at Dorchester Came Down and East Dorset Golf Clubs, tennis and squash at Dorchester

Tennis & Squash Club, sailing and water sports along the nearby Jurassic Coast, and extensive riding and walking routes through the surrounding countryside.

DIRECTIONS

What3words/////slippery.dreading.digress

SERVICES

All main services are connected.

Gas fired central 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: F (Dorset Council - 01305 251010)



Cowleaze, Martinstown, Dorchester

Approximate Area = 1442 sq ft / 134 sq m

Garage = 269 sq ft / 25 sq m

Total = 1711 sq ft / 159 sq m

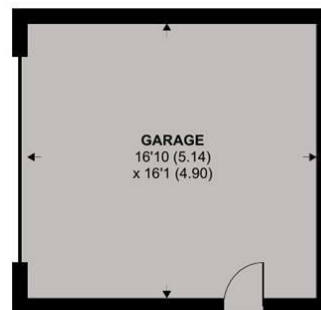
For identification only - Not to scale



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		74
B (81-90)		
C (69-80)		
D (55-68)	62	
E (39-54)		
F (29-38)		
G (13-28)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



View from kitchen

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1535171



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01305 251154

poundbury@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



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