



**Magiston Street**

**Stratton Dorchester, DT2 9WB**



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- Double Garage & Off Road Parking
- Southerly Aspect Garden
- Stunning Panoramic Hill Views
- Four Bedroom Family Home
- Utility Room
- Two Bathrooms - Ensuite To Main
- Two Receptions
- Conservatory
- Countryside Walks
- Detached





An attractive **FOUR BEDROOM DETACHED** family home occupying a desirable position within the popular village of **STRATTON, DORCHESTER** enjoying stunning open **COUNTRYSIDE VIEWS** and a **SOUTHERLY ASPECT GARDEN**. The well-proportioned accommodation offers excellent **VERSATILITY** for modern family living and briefly comprises two reception rooms, a **CONSERVATORY** overlooking the garden, a fitted kitchen with adjoining **UTILITY ROOM**, and a **CLAOKROOM/W.C.** Externally, the property benefits from a **DOUBLE GARAGE** and ample **OFF ROAD PARKING**. Situated close to local amenities and within easy reach of the historic market town of **Dorchester**, this delightful home offers an excellent opportunity to enjoy village life while being perfectly placed to explore the very



best that Dorset has to offer.

Upon entering, the hallway provides access to all main living areas: Immediately to your right there is a cloakroom. To one side lies a bright and spacious living room, featuring large windows, a wood burning stove and doors opening onto the garden, creating a seamless connection to the outdoor space. Adjacent to this is a separate dining room, ideally placed for both everyday meals and entertaining, with a convenient flow through to the garden via doors opening out.

The kitchen sits at the heart of the home and enjoys a pleasant outlook towards the garden. The kitchen offers ample wall and base level units, built in dishwasher and under counter fridge. It leads into a generous sized utility room with further fitted units, space for washing machine, tumble dryer and under counter fridge/freezer as well as the boiler. The utility benefits from secondary access to the front of the property.

Upstairs, a central landing boasts a spacious airing cupboard and leads to four well-proportioned bedrooms. The main bedroom sits at the front of the house and provides a calm retreat with built-in storage and ensuite featuring a corner bath. The second and third bedrooms are comfortable doubles, the second bedroom benefits from built in storage, while the fourth is ideal for a child's room, home office, or guest space. A modern family bathroom completes the first floor.

This property is a spacious and well-planned family home, designed for both comfort and practicality. The versatile ground-floor layout encourages sociable living, while the upper floor provides quiet and privacy paired with a spacious loft.

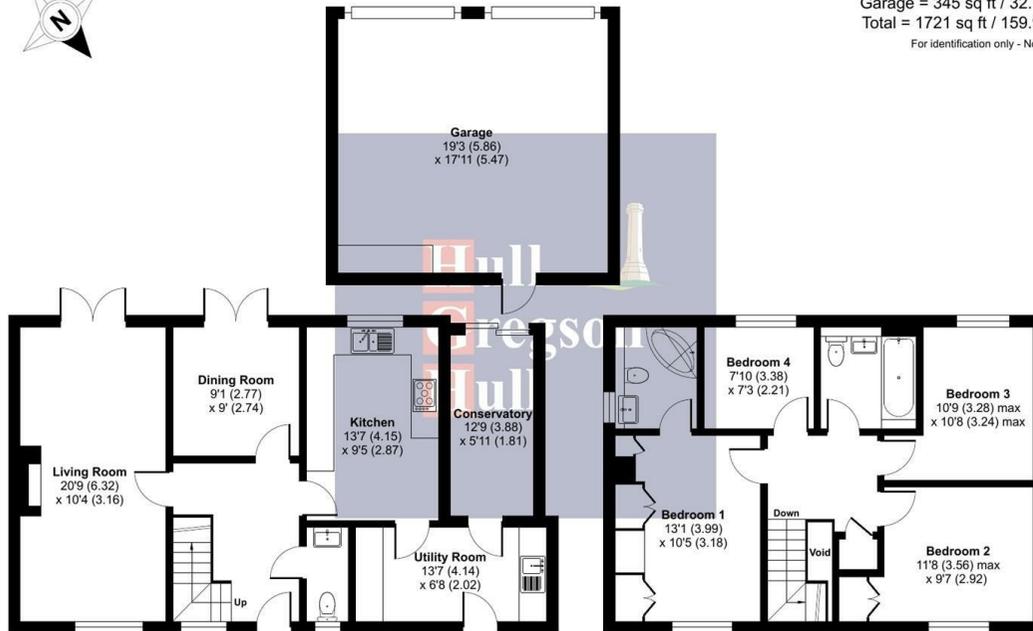
Externally, the garden is a standout feature that boast a southerly aspect, offering far-reaching panoramic views across the hills whilst offering a low maintenance appeal with additional features such as summer house/potting shed and greenhouse and opportunity for growing vegetables. —making it a truly peaceful and scenic setting. There is also direct access to the double garage with electric doors from the garden.

Stratton is a picturesque village in Dorset, located just a few miles north-west of Dorchester. Set within the peaceful Frome Valley, it enjoys a beautiful rural outlook surrounded by rolling countryside and open farmland. The village retains a traditional charm, with period cottages, a friendly community atmosphere, and a popular local pub, The Saxon Arms. Despite its tranquil setting, Stratton offers excellent access to Dorchester and the A37, making it ideal for those seeking a balance between countryside living and convenient connections to nearby towns and amenities.



## Magiston Street, Dorchester, DT2

Approximate Area = 1376 sq ft / 127.8 sq m (excludes void)  
 Garage = 345 sq ft / 32.1 sq m  
 Total = 1721 sq ft / 159.9 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). © rixhecom 2025. Produced for Hull Gregson & Hull Ltd REF: 1370875



- Living Room**  
20'8" x 10'4" (6.32 x 3.16)
- Dinning Room**  
9'1" x 8'11" (2.77 x 2.74)
- Kitchen**  
13'7" x 9'4" (4.15 x 2.87)
- Conservatory**  
12'8" x 5'11" (3.88 x 1.81)
- Utility**  
13'6" x 6'7" (4.14 x 2.02)
- Bedroom One**  
13'1" x 10'5" (3.99 x 3.18)
- Bedroom Two**  
11'8" x 9'6" (3.56 x 2.92)
- Bedroom Three**  
10'9" x 10'7" (3.28 x 3.24)
- Bedroom Four**  
11'1" x 7'3" (3.38 x 2.21)
- Garage**  
19'2" x 17'11" (5.86 x 5.47)

### 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.

Property type: Detached  
 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/](http://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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	84
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		