Instinct Guides You

Martinstown, Dorchester
Offers In Excess Of £500,000

- Substantial Plot Size
- Ample Parking Front & Rear
- Versitile Accommodaton
- Mature Rear Garden
- No Onward Chain
- Borders Cycle Path & Fields
- Garage & Storage Sheds
- Close To Dorchester
- Cycle Path Leads To Dorchester Via Maiden Castle

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The Property Ombudsman

Offered with no onward chain, this four-bedroom home, situated on the edge of the popular village of Martinstown, offers a large mature garden, ample parking, useful outbuildings, and a pleasant rear aspect. The property enjoys a lovely position backing onto fields and a cycle path, with rear vehicular access.

The home provides well-proportioned and versatile accommodation arranged over two floors, with two bedrooms on each level. The entrance leads into the central hall, providing access to the principal rooms and stairs to the first floor.

The bright and spacious lounge is the hub of the home, enjoying a pleasant outlook over the mature garden and offering a comfortable, airy space in which to relax. The adjoining dining area provides room for a family dining table and connects conveniently with the kitchen. The kitchen features a range of fitted cabinetry and space for white goods.

Also on the ground floor are two bedrooms, together with a spacious bathroom and separate shower room, finished with decorative tiling.

Upstairs, the landing leads to two further double bedrooms, with the rear bedroom enjoying a large window with garden views towards the fields behind and mature treeline. A separate W.C. offers additional practicality.

Outside, the property benefits from a large garden, offering a good degree of privacy and vehicular access to the garage and additional parking area. The lane backs onto fields and forms part of a national cycle route. The garden provides plenty of space for outdoor seating, entertaining, and gardening, with established trees and planting creating a pleasant setting.

A further benefit is the substantial range of outbuildings, incorporating a garage/workshop and two large sheds, offering excellent storage and potential for a variety of uses. Ample parking is also available.

Martinstown, also known as Winterbourne St Martin, is an attractive village just a short distance from the county town of Dorchester.

Lounge/Diner 19'9" max x 17'10" max (6.02 max x 5.44 max)

Kitchen 14'2" max x 9'6" max (4.33 max x 2.90 max)

Bathroom 9'8" x 6'5" (2.95 x 1.96)

Shower Room 6'5" x 3'7" (1.96 x 1.10)

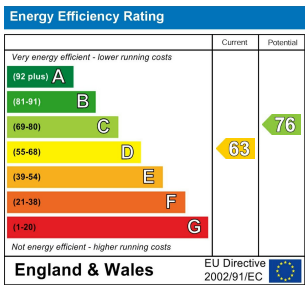
Bedroom One 9'9" x 9'6" (2.98 x 2.92)

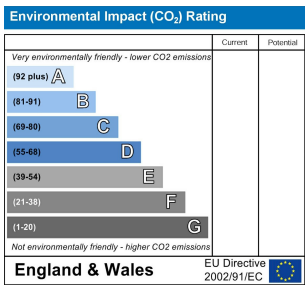
Bedroom Two 9'8" x 9'9" (2.97 x 2.98)

Bedroom Three 16'0" x 11'7" (4.89 x 3.54)

Bedroom Four 13'10" x 11'6" (4.24 x 3.52)

W.C 7'6" x 4'3" (2.31 x 1.30)





Outbuilding

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