



Stanstead Road  
Maiden Newton



Situated in the desired area of Maiden Newton, this detached, two-bedroom home offers favourable accommodation comprising a sitting room, light and airy kitchen/diner, a Veranda, two double bedrooms, shower room and WC. Externally, there is a south-westerly facing rear garden with garage and driveway. EPC rating E.

Maiden Newton lies amidst unspoilt countryside approximately 8 miles North West of the county Town of Dorchester and 11 miles from Yeovil. The village offers a plethora of walking opportunities and beautiful spots for peaceful reflection and enjoyment of the rural setting. Nearby towns offer an excellent range of schools, restaurants and shops as well as mainline railway stations to London Waterloo. The village itself is particularly well serviced by a number of small shops, post office, public house, a number of eateries and allotments. It also has a doctor's surgery, primary school and a railway station that provides links to Dorchester, Bath and Bristol.



Entrance to the property is via a set of sliding doors which takes you through to a porch area creating an ideal space to decant and store outdoor wear. The ground floor WC has a wash hand basin and heated chrome ladder radiator.

The sitting room features good-size dimensions and an Ellere electric fire with mood lighting remote. A single door leads through to the conservatory.

The Veranda adds further living accommodation to the property with MVTV sliding doors which open onto the rear garden.

The spacious kitchen/dining room is fitted with a range of oak wall and base level units with worksurfaces over and tiled splashback. There is a water softener and three way tap and integral appliances including a fridge, freezer, microwave, wine fridge, washing machine, and dishwasher. There is a free-standing stoves Richmond range cooker with five-ring induction hob and four ovens with Neff built in extractor fan.



There are two bedrooms at the property, both double in size with fitted wardrobes to bedroom one.

The bathroom is furnished with a shower cubicle, WC, wash hand basin, radiator with towel rail and a variety of storage options. The room is finished with laminate flooring throughout.

Externally, the property benefits from a predominantly paved rear garden with an area of decking abutting the conservatory. There is ample space for outdoor furniture and an attached garage. To the front of the property is a driveway providing off-road parking.



GROUND FLOOR  
1058 sq.ft. (98.3 sq.m.) approx.

**Room Dimensions:**

Sitting Room	4.42m x 3.48m (14'06" x 11'05") max
Kitchen/Dining Room	6.10m x 3.40m (20'00" x 11'02") max
Conservatory	4.47m x 2.44m (14'08" x 8'00")
Bedroom One	3.48m x 3.38m (11'05" x 11'01") max
Bedroom Two	3.40m x 2.62m (11'02" x 8'07")
Shower Room	2.62m x 1.68m (8'07" x 5'06")
WC	1.55m x 0.99m (5'01" x 3'03")
Garage	4.75m x 2.39m (15'07" x 7'10")

**Agents Notes:**

Please note the property is timber framed apart from the kitchen/dining room extension.

**Services:**

Mains electricity, water and drainage are connected. Electric convection/storage radiators.

**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is C.

**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.

