



Manor Grove  
Martinstown  
£580,000 Price Guide



Situated in the heart of the highly sought-after village of Martinstown, within an Area of Outstanding Natural Beauty, is this beautifully presented and tastefully renovated four-bedroom detached, elevated family home, offering both charm and modern living. Arranged in an 'upside-down' style, the principal living accommodation is located on the first floor, maximising light and views. The garden has been thoughtfully landscaped, featuring tiered areas including a lawn, patio, raised flower beds, and seating areas ideal for both relaxation and entertaining. Furthermore, the property benefits from a driveway providing off-road parking, leading to a double garage. EPC rating D.

Nestled in the heart of the Dorset National Landscape Martinstown, officially known as Winterborne St. Martin, is the quintessential English village. Characterized by its long, picturesque main street that follows the meandering River South Winterborne, it offers a perfect blend of historic charm and a thriving, friendly and active community. Village life centers around The Brewers Arms traditional public house, St. Martin's Church – a beautiful 12th-century flint-and-stone church that overlooks the village green, the village hall, local shop and Post Office, along with a popular nearby farm shop. History and nature is right on your doorstep with Maiden Castle offering breathtaking panoramic views and miles of walking paths. Hardy's Monument lies to the west with the landscape rising toward Blackdown, providing views that stretch across the Jurassic Coast. The surrounding "Hardy Country" is a paradise for hikers, cyclists, and equestrians, with an extensive network of bridleways and footpaths cutting through rolling chalk downs. The county town of Dorchester provides comprehensive shopping, leisure facilities and the vibrant Brewery Square development. Nearby Weymouth offers the dramatic Jurassic Coast (a UNESCO World Heritage site) and there are Regular mainline services to London Waterloo and Bristol run from Dorchester.



Entrance to this lovely family home is via an opaque glazed front door into a welcoming hallway, which sets the tone for the property, where neutral tones and tasteful décor enhance the bright and airy feel of the home. One of the bedrooms is situated on the ground floor, along with a shower room and cloak room equipped with Belfast sink, stone grey shaker style units and useful coat and shoe storage, a door leads through to the double garage, conveniently housing the boiler, water tank, and plumbing for a washing machine, while an electric roller door provides access to the front of the property. EPC Rating D.

Stairs rise to the first floor, where the cohesive style and décor continues. Three well-proportioned bedrooms, all filled with an abundance of natural light, are served by a beautifully appointed family bathroom featuring a contemporary white suite with freestanding bath, WC, and wash hand basin set within a vanity unit, alongside a separate, elegantly finished shower room with a corner shower cubicle, WC, and wash hand basin with vanity storage. Both spaces are enhanced by fully tiled walls and flooring, creating a sleek finish. The sitting room provides a wonderfully light and airy atmosphere, enjoying dual-aspect bay windows to the front and side, and is further complemented by a central wood burner set within a stone surround and mantel, forming an attractive focal point. The well-equipped kitchen is a real feature of the home, fitted with stone grey shaker-style units and attractive oak worktops, which incorporates a breakfast bar. Integrated appliances include a fridge/freezer, two Bosch ovens, five-ring gas hob with extractor hood, and Bosch dishwasher. The kitchen is tastefully finished with stone-tiled flooring, which flows seamlessly into the conservatory via an opening. The conservatory is a beautifully presented space, filled with natural light and further enhancing the living accommodation, with roof fitted windows and a door opening directly onto the garden.

Externally, the private and peaceful garden has been thoughtfully landscaped, featuring lawned tiers bordered by raised beds. A decked seating area takes full advantage of elevated views across the village and surrounding countryside. A patio abuts the property, with gated access to both sides.

**Services:**

Mains electricity, water and drainage are connected.

Gas fired central heating.

Wood burner in the lounge.

**Local Authorities:**

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

Council Tax Band F.

**Broadband:**

At the time of the listing, standard and superfast 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.

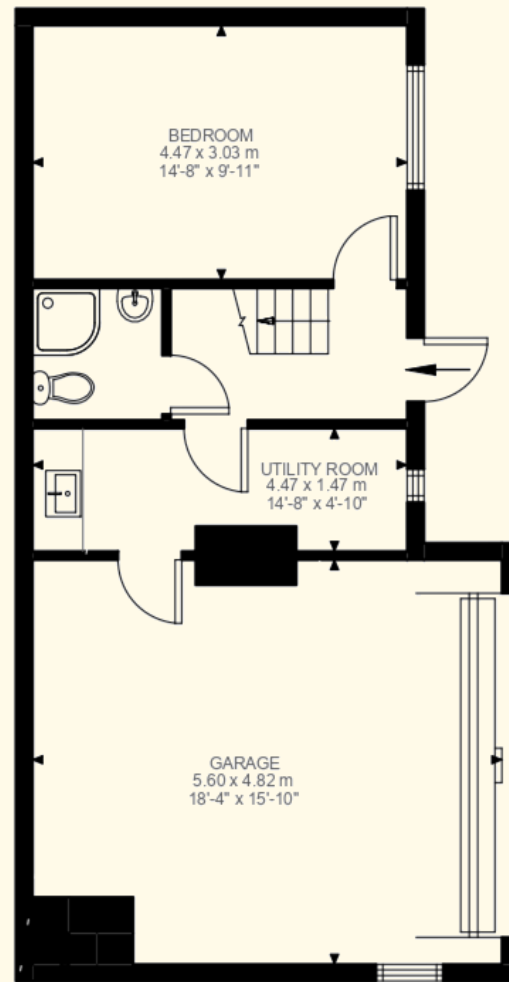
<https://check-long-termfloodrisk.service.gov.uk/risk#>

**Stamp Duty:**

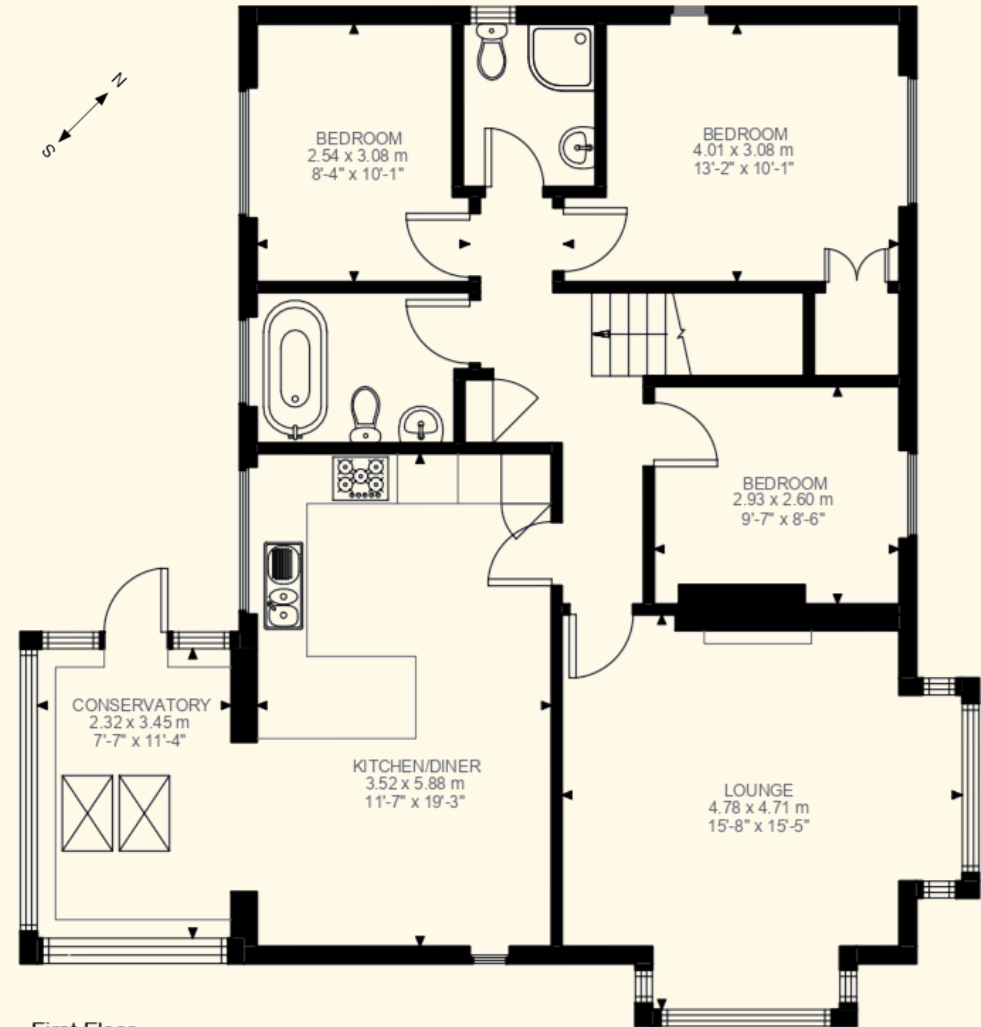
Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



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



First Floor  
1066 ft<sup>2</sup>

Manor Grove, DT2  
Approximate Gross Internal Area  
127.21 SQ.M / 1369 SQ.FT  
(EXCLUDING GARAGE)  
GARAGE: 27.52 SQ.M / 296 SQ.FT  
INCLUSIVE TOTAL AREA 154.73 SQ.M / 1665 SQ.FT

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

**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.