



Magiston Street
Stratton

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Situated in an area of outstanding natural beauty and nestled within the charming village of Stratton, is this well-proportioned, detached family home. Accommodation includes two reception rooms, a well-equipped kitchen, separate utility room, and a convenient ground floor WC. Upstairs, there are three bedrooms and a family bathroom. Set on a substantial plot, the home takes advantage of the wrap-around garden that provides plenty of outdoor space for relaxation or entertaining. A private driveway and a double garage complete this attractive property. EPC rating C.

Stratton is a small village approximately 3 miles north west of the historic County Town of Dorchester. The village benefits from a local pub, The Saxon Arms, a village hall and large village green. There is a strong sense of community in the village with a number of active clubs and societies. The village itself is close to open countryside and offers numerous walks. Nearby Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities including a cinema, County Museum, leisure centre, Borough Gardens and a choice of many excellent public houses and restaurants. The town has two main employers, namely the Dorset County Hospital and the Dorset County Council. There are major train links to London Waterloo and Bristol Temple Meads and regular bus routes to adjoining towns.



The entrance porch offers the perfect place to decant outdoor clothing and footwear. The hallway grants access to all ground floor rooms.

The living room is flooded with natural light via a dual aspect and enjoys direct access onto the garden. The room features a central fireplace with gas fire with stone surround and mantle for a cosy aspect.

The second reception room offers the flexibility to suit multiple needs however, is currently utilized as the dining room. Additional access to the garden is provided.

To the rear of the property is the kitchen, a modern room fitted with a range of neutral 'shaker style' wall and base level units with worksurfaces over, tiled splash back and wood-effect flooring throughout. Integral appliances include a fridge-freezer, dishwasher, double oven and four-ring gas hob. Dining space is allocated if desired.

A separate utility room provides further storage, a sink with mixer tap and space for appliances.



On the first floor, there are three bedrooms and the family bathroom.

All three bedrooms benefit from a front or rear aspect window, allowing plentiful natural light to enter the rooms and fitted storage. Bedroom one also benefits from an en-suite shower room.

The bathroom is furnished with a three-piece white suite including a panel enclosed bath, WC and wash hand basin.

Outside, the property enjoys a generous rear and side garden, mainly laid to lawn and offering plenty of space for outdoor activities. A paved patio area sits directly adjacent to the house, perfect for relaxing, and is covered by a charming wooden pergola. Off-road parking leads to a double garage, complete with two up-and-over doors, along with power and lighting.

Agents Note:

Please note there is a Tree Preservation Order at this property.

Broadband:

At the time of the listing, standard broadband, superfast broadband and ultrafast broadband are available.

Mobile service indoor is listed as limited and likely, depending on the provider and outdoor is likely.

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-term-flood-risk.service.gov.uk/risk#>

Services:

Mains electricity, water and drainage are connected. Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

We are advised that the council tax band is F.

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Parkers Estate Agents. REF: 1285701

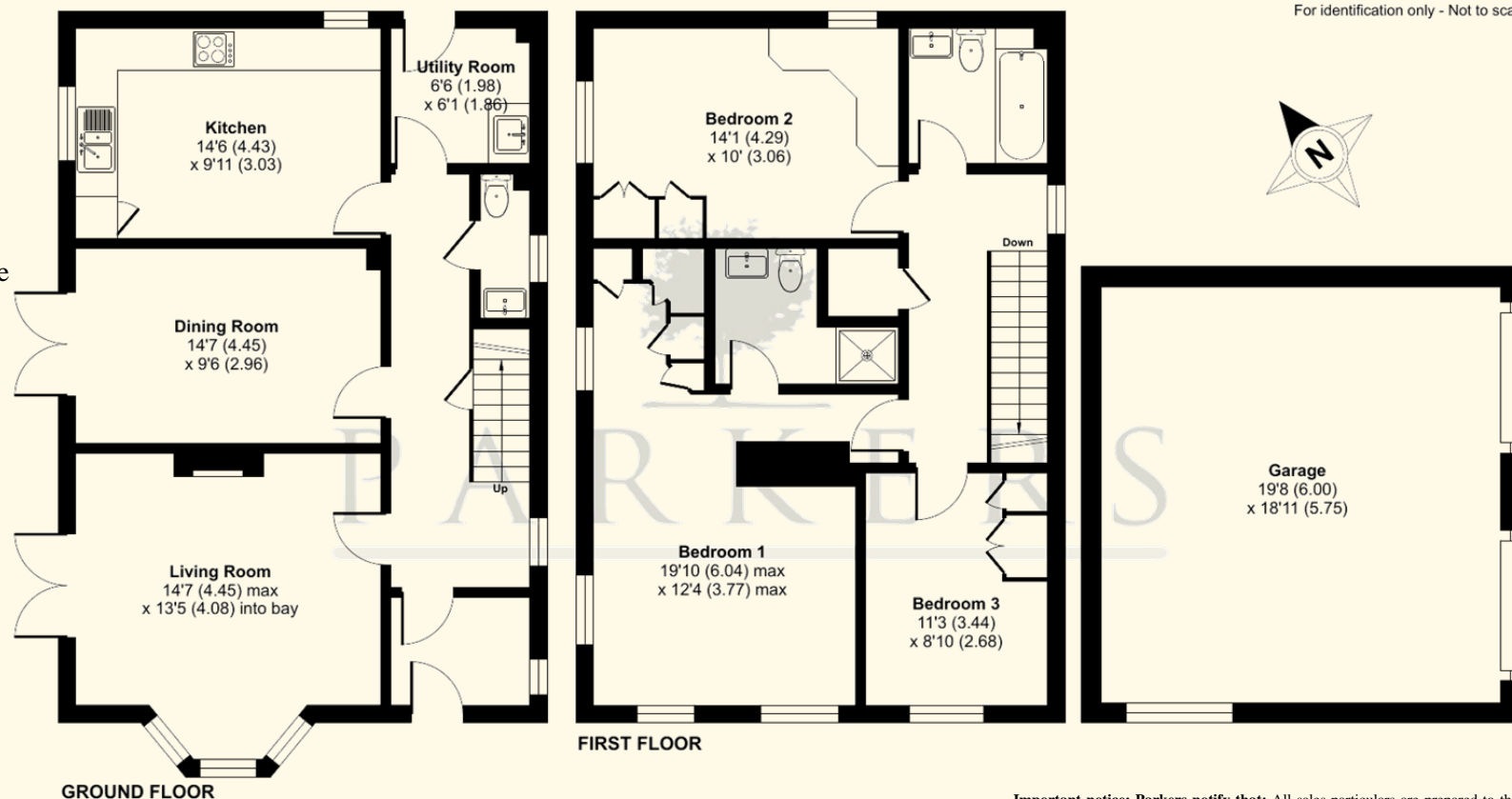
Magiston Street, Stratton, Dorchester, DT2

Approximate Area = 1388 sq ft / 128.9 sq m

Garage = 372 sq ft / 34.5 sq m

Total = 1760 sq ft / 163.4 sq m

For identification only - Not to scale



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.