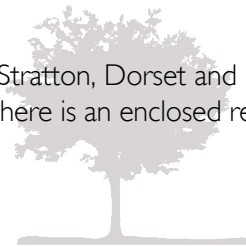




## Dorchester Road, Stratton

This three-bedroom, mid-terrace home is located in the sought-after area of Stratton, Dorset and is situated within an area of outstanding natural beauty. Further accommodation includes a spacious reception room, kitchen, and family bathroom. Externally, there is an enclosed rear garden with shed and single garage. EPC rating C.



Offers in excess of £250,000

### Situation

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.

### Accommodation

#### Ground Floor

##### Entrance

An entrance door takes you through to the property's hallway, which in turn provides access to all ground floor accommodation.

##### Reception Room

The reception room extends the full length of the property and is flooded with natural light gained via a dual aspect. There is room for both dining and living furniture.

##### Kitchen

The kitchen is fitted with a range of white wall and base level units with worksurfaces over. Integral appliances include a single oven and four-ring electric hob with extractor hood above. Space is allocated for an additional appliance and a rear door opens directly onto the garden.

#### First Floor

##### Bedrooms

There are three bedrooms at the property, all benefitting from either a front or rear aspect window and bedrooms one and three further benefitting from fitted wardrobes.

##### Bathroom

The family bathroom has been furnished with a suite consisting of a panel enclosed bath with shower attachment, WC and wash hand basin. The room is complete with tiled walls.

##### Outside

Externally, the home enjoys a good-size, enclosed rear garden with pedestrian rear gated access. The garden is laid to lawn and patio and features a variety of plants and shrubs. In addition, there is a single garage.





### 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#>

### 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>

### 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 C.

### Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

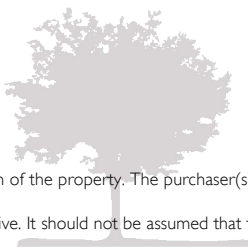
Tel: 01305 340860



Important notice. Parkers notify that:

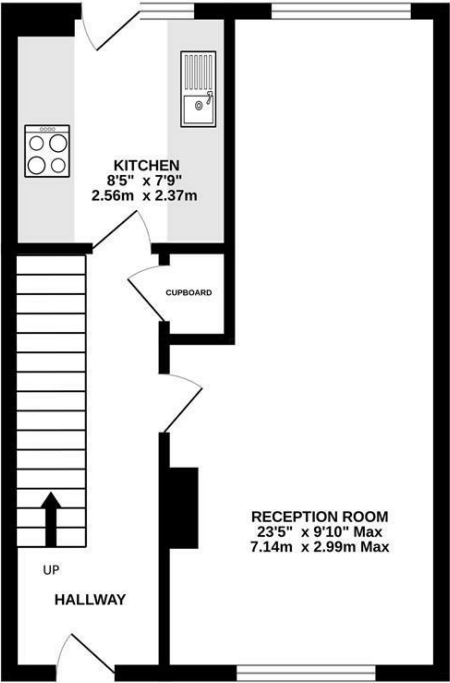
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.

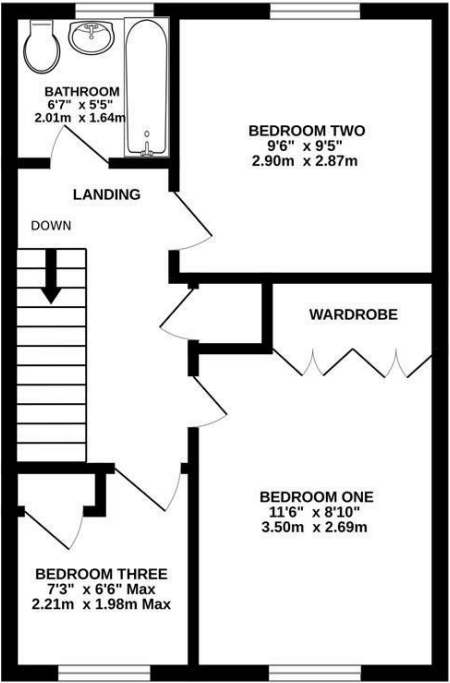




GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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