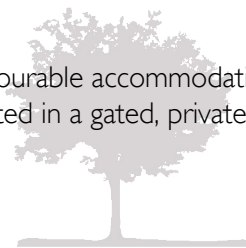




## Kingsley Paddock, Dorchester

This detached, family home is beautifully presented throughout and offers favourable accommodation comprising of a kitchen/diner, utility room, two reception rooms, four double bedrooms, family bathroom and en-suite shower room. The property is situated in a gated, private road with off road parking and a double garage. Externally there is a generous and fully walled, rear garden and summer house. EPC rating TBC.



Asking price £875,000



## Situation

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.

## Key Features

Entrance to the property is via an attractive stone and wooden storm porch opening to the hallway with mosaic tiled flooring throughout and tongue and groove wood paneling. This stylish and attractive entrance sets the tone for the rest of the property.

The stylish kitchen/diner is fitted with a range of painted Shaker wall and base level units with Quartz worksurfaces over and Flagstone style flooring. The room features a Rangemaster oven and central island and breakfast bar. There is ample room for a dining table and chairs and a separate utility room with further Quartz worksurfaces, storage options, sink and drainer and access to the rear garden.

There are two good size reception rooms at the property, one having been extended and benefitting from an exposed brick fireplace housing a wood burning stove. Bi-fold doors provide direct access to the garden. The snug features Herringbone style wood flooring and a set of French doors offer additional access to the garden.

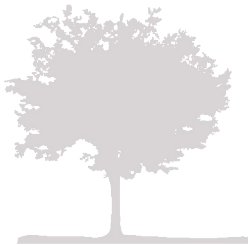
Stairs rise to the first floor where you are met by a spacious landing with two front aspect windows and access to all bedrooms, the family bathroom and some useful storage space.

There are four bedrooms at the property, all double in size with bedroom one offering a dressing room with storage facilities. En-suite facilities service bedrooms one and two and a family bathroom services bedrooms three and four. All three facilities are well presented and furnished with modern white suites.

Externally, there is a fully walled garden to the rear with a selection of mature trees, plants and shrubs. There is a large lawned area and an area of patio abutting the property for garden furniture. A decked area houses a summer house with light, power and bi-folding doors. An additional area of patio houses a brick fire pit and seating area. Furthermore, the property has a double garage and gated parking for 4/5 cars.

## Services

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



## Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is G.

## Viewings

Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860



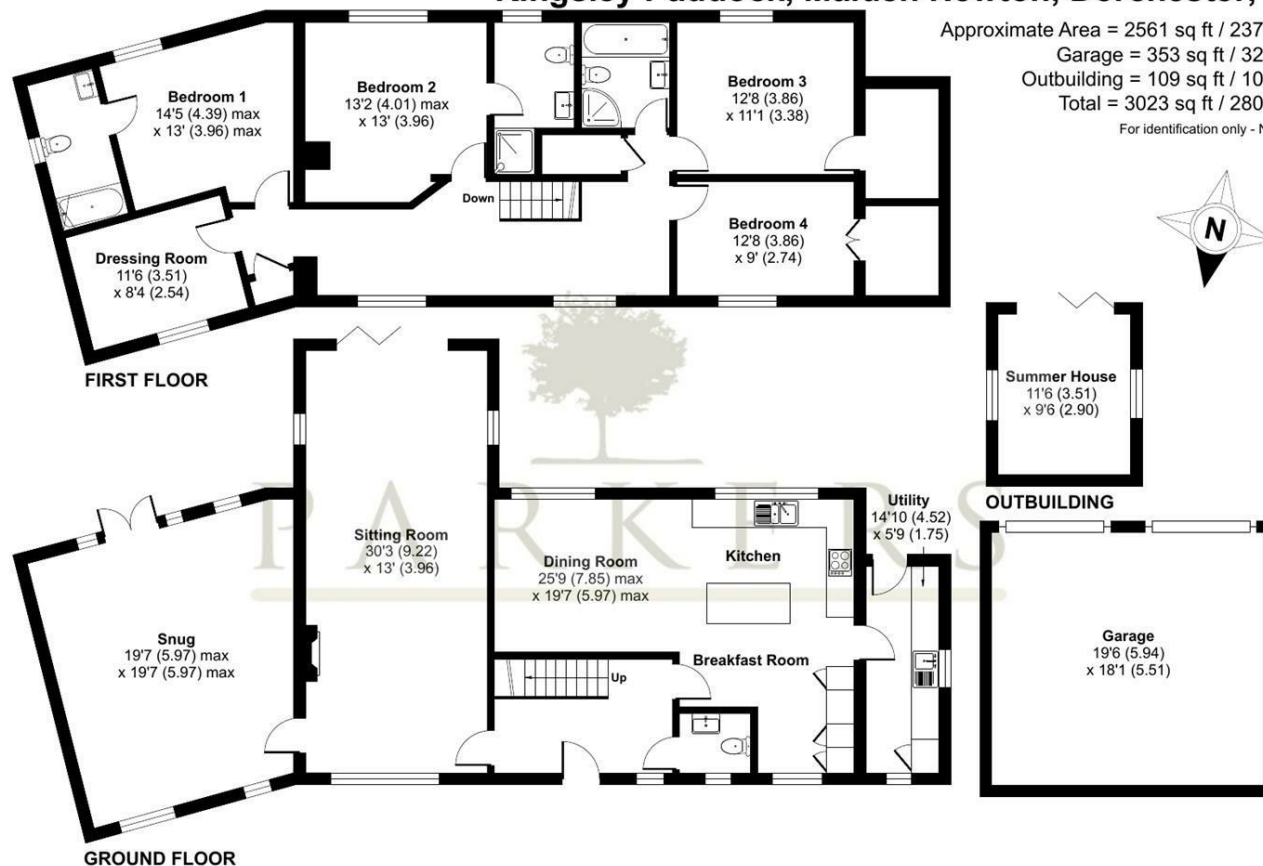
Important notice. Parkers notify that:

- 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.

## Kingsley Paddock, Maiden Newton, Dorchester, DT2

Approximate Area = 2561 sq ft / 237.9 sq m  
Garage = 353 sq ft / 32.8 sq m  
Outbuilding = 109 sq ft / 10.1 sq m  
Total = 3023 sq ft / 280.8 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023.  
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