



Bourn House
Martinstown
£535,000



Found in an Area of Outstanding Natural Beauty and set within a conservation area, Bourn House is a spacious, four-bedroom detached timber frame family home in the popular village of Martinstown. The property requires some modernisation throughout and offers further accommodation comprising a kitchen/diner, triple-aspect sitting room, study, en-suite, family bathroom and ground floor W/C. Externally, the property benefits from a good-sized front garden, an enclosed rear garden with a southerly aspect, and a double garage with a driveway to the rear, providing plentiful parking for multiple vehicles. EPC Rating D.

Nestled in the heart of the Dorset countryside, this property is located in the highly sought-after village of Martinstown, just a few miles from the historic county town of Dorchester. Local amenities include a parish church, village shop and post office, village hall, and a traditional public house, while schooling is well catered for with a highly regarded first school in nearby Winterbourne Abbas and both middle and high schools in Dorchester. The town itself offers a wide range of shopping and leisure facilities, including cinemas, museums, a leisure centre, a weekly market, and a variety of excellent restaurants and public houses, with Brewery Square providing a vibrant central space hosting events throughout the year. Commuters benefit from a nearby train station with links to London Waterloo, Bristol Temple Meads, and Weymouth.



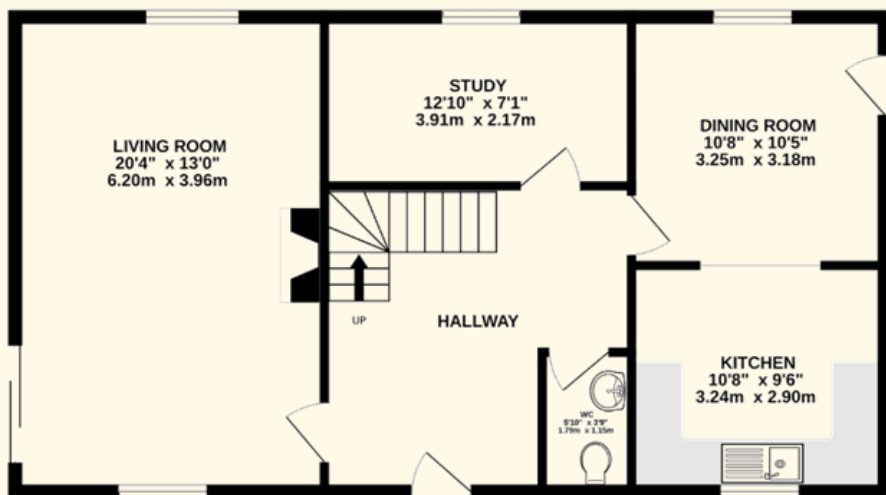
Access to the property is gained via a gated driveway, leading to the front entrance and setting the tone for this well-proportioned home. Upon entering, you are welcomed by a good-size hallway with stairs rising to the first floor and doors providing access to all ground floor accommodation.

The kitchen/dining room enjoys a dual aspect with windows to the front and rear, along with a side door providing external access. It is fitted with a range of wall and base level units with work surfaces over and offers space for a variety of appliances, presenting an excellent opportunity for modernisation to suit individual tastes. The sitting room is generously sized and filled with natural light from its triple aspect, with a central open fireplace with an exposed brick surround, creating an attractive focal point. The ground floor is further complemented by a reception/study and a convenient W/C.

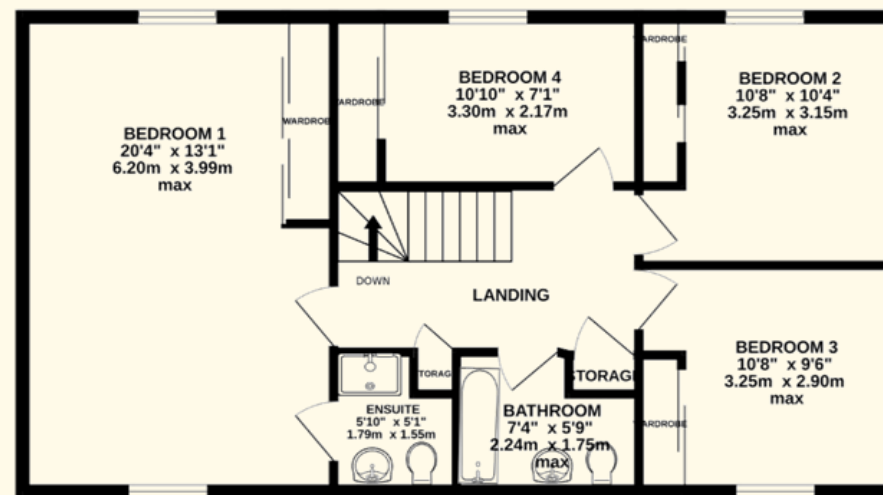
Upstairs, the property offers four well-appointed bedrooms, all benefiting from fitted wardrobes. The principal bedroom features an en-suite shower room, while the remaining bedrooms are served by a family bathroom comprising a panel-enclosed bath, WC, and wash hand basin. While the property would benefit from some updating, it offers a fantastic opportunity for buyers to create a home tailored to their own style and requirement.

Externally, the property enjoys a southerly facing garden, predominantly laid to lawn, along with a private patio area to the side ideal for outdoor entertaining. A double garage with two electric up-and-over doors, as well as light and power, completes this appealing home.

GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 1454 sq.ft. (135.1 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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Agents Notes:

We understand the property is not currently registered at the Land Registry. This is the case with many properties in England and Wales. Your conveyancer will undertake any necessary steps in this instance.

Broadband and Mobile Service:

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>

Services:

Mains electricity, water and drainage are connected.
Oil fired central heating.
There is an open fire in the property.

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#>

Local Authorities:

Dorset Council
County Hall, Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band G

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>