



Magiston Street
Dorchester
Price Guide £325,000



Situated in the desirable village of Stratton and found with in an area of outstanding natural beauty, is this attractive three-bedroom, semi-detached home, offering spacious and versatile accommodation ideal for family living. The property features a spacious kitchen/diner, a separate sitting room, a family bathroom and a ground floor w/c. Externally, the home benefits from a single garage with an allocated parking space and a good-sized, enclosed rear garden. EPC Rating C.

The property is situated in the charming Dorset village of Stratton, nestled within the scenic Frome Valley just a short distance from Dorchester. It offers an appealing combination of countryside surroundings, a friendly community, a well-regarded local pub, and convenient access to nearby amenities and the A37. The village itself benefits from The Saxon Arms, a village hall, and a large green, with a strong community spirit supported by a variety of active clubs and societies, as well as easy access to open countryside and numerous walking routes. 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.



Enter the property into a well-presented entrance hall, providing access to all principal rooms, a ground floor WC, and a staircase rising to the first floor. The front-aspect sitting room offers a warm and inviting atmosphere, centred around a charming corner gas fireplace with decorative exposed brick and a wooden surround. The space is beautifully appointed, with an abundance of natural light. To the rear, the impressive kitchen/diner is thoughtfully designed and well-equipped, featuring a newly installed rear window and door (fitted in 2024), a comprehensive range of shaker-style wall and base units with complementary work surfaces over. Integrated appliances include a four-ring gas hob with extractor hood, electric oven, and integrated fridge housed within a cupboard, alongside space for additional appliances, a storage cupboard and access to the newly fitted combi boiler. A stainless-steel sink with mixer tap is ideally positioned beneath the rear window, affording pleasant views over the garden, while a further door provides access to the outside. A ground floor WC completes the accommodation on this level.

Style and presentation continues to the first floor, where a good-sized landing provides access to three bedrooms and the bathroom. Bedrooms one and two are both well-proportioned doubles, tastefully decorated and offering comfortable accommodation. Bedroom three provides a versatile space, ideal as a home office or nursery. The bathroom is fitted with a panel-enclosed P-shaped bath, a wash hand basin set within a vanity unit, and is finished with fully tiled walls and attractive wood-effect flooring, creating a sleek and modern space.

Externally, the property benefits from a beautifully maintained enclosed rear garden, designed for low maintenance while retaining visual appeal. The room features raised planting beds, an artificial lawn, and patio areas adjoining the property, creating an ideal setting for both relaxation and entertaining. A rear gate provides convenient access to a pedestrian pathway leading to the front of the property, while a separate path leads to a door providing access to the single garage, which is well equipped with power and lighting, complemented by attractive wood-effect flooring and an up-and-over door. The garage also offers a boarded loft space with drop-down ladder access, providing excellent additional storage.

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Council Tax Band D.

Broadband:

At the time of the listing, standard, superfast and ultrafast 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#>

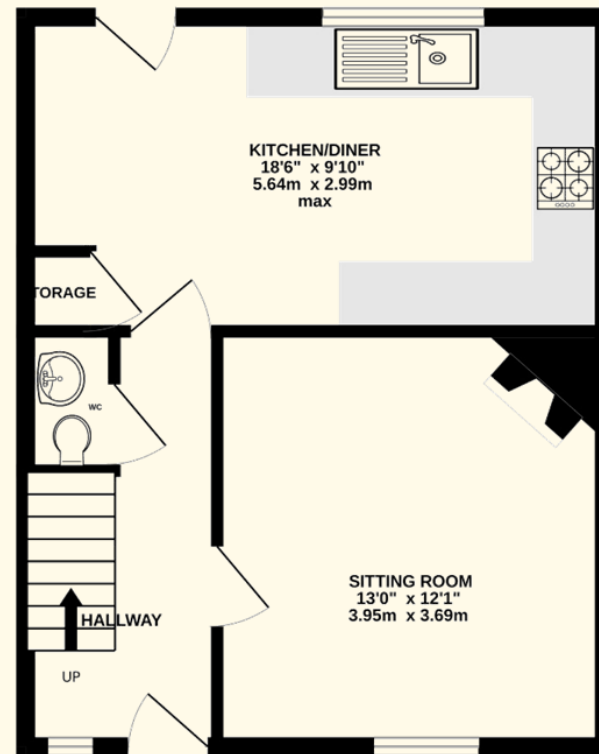
Stamp Duty:

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

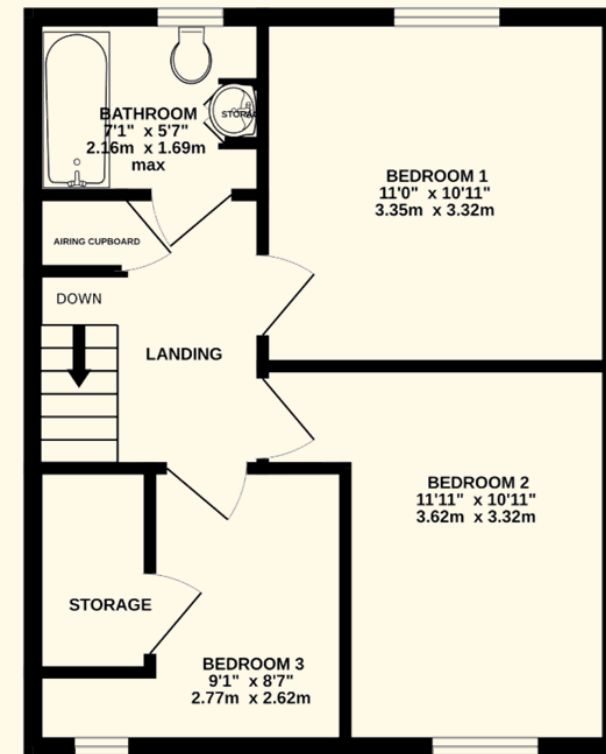
Please visit the below website to check this.

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

GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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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