



Church Road
Maiden Newton



Parkers are delighted to offer for sale this Grade II listed property favourably situated within the popular location of Maiden Newton. This wonderful residence is one of two properties that were converted in 1986/7 from the original stable block of Maiden Newton House. The property boasts an abundance of character and celebrates the original features it has to offer, dating back to the early 1800s. In addition, the property benefits from an attractive courtyard cottage garden to the front and ample off road parking.

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.



- A light and spacious sitting room receiving plentiful natural light gained via two front aspect single glazed ornate windows with sandstone surrounds and a set of double glazed french doors that provide access to the garden.
- The kitchen is well appointed, fitted with a comprehensive range of wall and base level units that provide ample storage options with work surfaces over. Space is provided for appliances and natural light is gained via a front aspect window that enjoys a pleasant outlook onto the courtyard garden.
- A generous hallway provides access to the ground floor cloakroom, offers a useful under stairs cupboard and houses stairs that rise to the first floor.

- The property benefits from three generous bedrooms, the master bedroom offering both en-suite facilities and a separate dressing area.
- Also situated on the first floor is the family bathroom, fitted with a suite comprising a panel enclosed bath with shower attachment over and a low level wc and wash hand basin.
- Externally the property enjoys an attractive courtyard garden to the front that is laid predominately to shingle with raised borders that house a wide selection of mature plants and shrubs.

Room Dimensions:

Sitting Room	5.97m x 4.47m (19'07" x 14'08")
Kitchen	3.66m x 2.67m (12'0" x 8'09")
Bedroom One	4.55m x 3.91m (14'11" x 12'10")
Bedroom Two	3.71m x 2.90m (12'02" x 9'06")
Bedroom Three	3.30m x 2.90m (10'10" x 9'06")

Services:

Mains electricity, water and drainage are connected. LPG fired central heating. Broadband is available also.

Local Authorities:

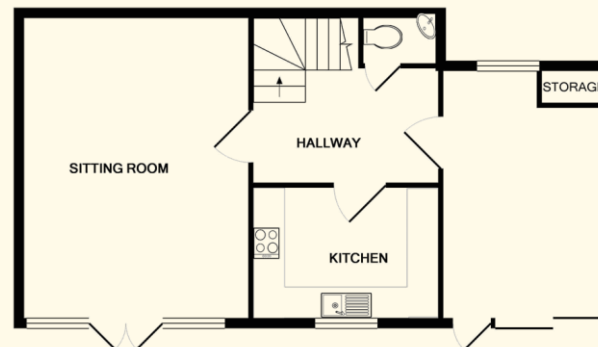
Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ Tel: 01305 211970.

We are advised that the council tax band is D

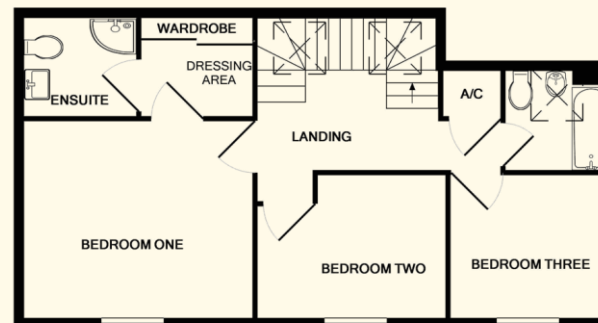
Viewings:

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers Tel: 01305 340860



GROUND FLOOR
APPROX. FLOOR
AREA 698 SQ. FT.
(64.9 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 701 SQ. FT.
(65.1 SQ. M.)

THE STABLES
TOTAL APPROX. FLOOR AREA 1399 SQ. FT. (130.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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