

## 1 Stanstead Road Maiden Newton Dorchester Dorset DT2 0BL



### Guide Price £300,000 Freehold

A detached 4 bed 1960's chalet-style house with integral garage occupying a generous garden plot in need of considerable improvement, backing onto the railway line with extensive village facilities close by



**SITUATION:** The property is the first one along Stanstead Road which lies on the northern fringe of the village, with railway track abutting to the rear of the large gardens.

The centre of the village lies a short walk away with its SPAR supermarket, post office/corner shop, petrol station, village hall, primary school, doctors' surgery, St Mary's church and railway station on the Heart of Wessex line with services to Dorchester, Weymouth, Yeovil, Bath and Bristol. This is an active village community with over 1,000 residents and a village hall providing a venue for organisations including a youth club.

The village is surrounded by scenic countryside affording many walks.

The County Town of Dorchester lies almost 9 miles away, Bridport some 11 miles away, Beaminster 9 miles and the Jurassic Coastline some 13 miles distant.

**THE PROPERTY** comprises a detached chalet-style house built in 1965 of cavity construction featuring reconstituted stone elevations under a concrete tiled roof with dormer windows, concrete Finlock gutters and an integral garage offering potential for conversion. The property has uPVC older-style double-glazed windows but has been little updated over recent years and is now in need of considerable improvement to bring it up to modern-day standards. There is good square footage of accommodation which would appeal to a family or for the active retired with visiting family seeking a large village location with a good community and facilities.

The generous gardens extend to the front and rear offering a blank canvas for those who wish to create outdoor lifestyle space.

This property has been in the same ownership for many years and has been a much cherished home.

**DIRECTIONS:** Travelling east from the centre of Maiden Newton take the turning just past the pub into Bull Lane and proceed to the very edge of the village and turn last right into Stanstead Road when the property will be found immediately on the left-hand side.

**THE ACCOMMODATION** comprises the following:

A recessed front porchway adjoining the garage houses the oil-fired boiler and has a main wooden entrance door opening to the:

**ENTRANCE HALL** with staircase rising to the first floor with cupboards built into the base. Built-in airing cupboard with hot water tank with immersion heater fitted.

**SITTING ROOM** with tiled former fireplace opening and dual aspects.

**BEDROOM 1:** A good-sized double bedroom.

**BATHROOM** with white suite comprising a panelled bath, pedestal washbasin and low level WC. Obscure-glazed window.

**KITCHEN/DINING ROOM** with door to the outside. Fitted with a range of older-style units in need of improvement formerly fitted with an Aga. Shelved pantry cupboard.

#### **FIRST FLOOR**

**LANDING** with access to the roof space with ladder provided, no light and no boarding,

**3 DOUBLE BEDROOMS**, 2 with dormer windows affording views and there are eaves cupboards in each room and one room has a box room off (no window).

**CLOAKROOM** with toilet and wash basin.

#### **OUTSIDE**

There is a driveway to the garage providing a parking space and open-plan garden to the front with lawn and herbaceous border.

**THE GARAGE** is integral and is recessed with a metal up-and-over door and has potential for conversion to additional accommodation, subject to any necessary planning consents.

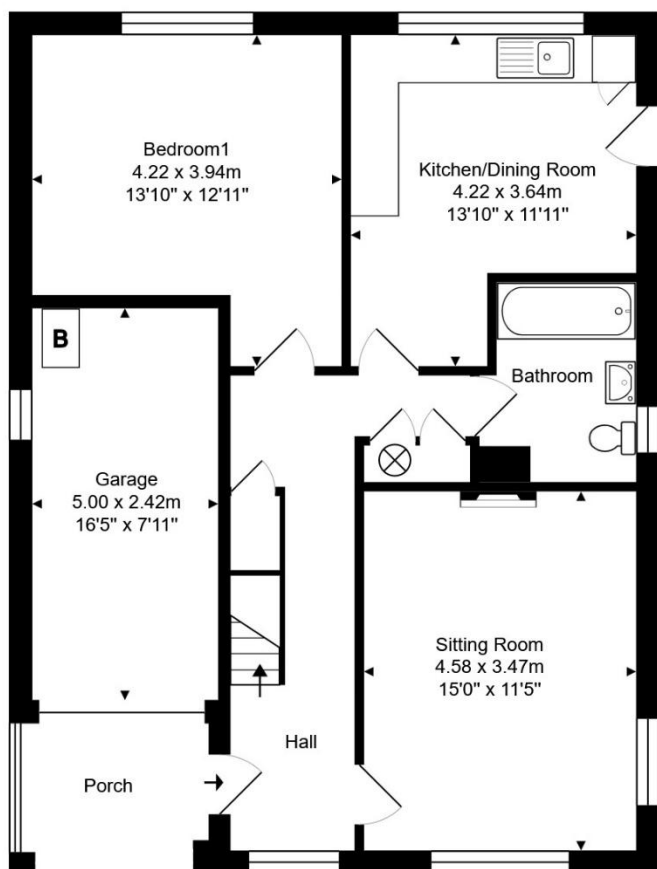
There are side passageways from the front leading to the rear garden which offers a patio area to the rear with two lawned gardens linked by a couple of steps both with well-planted herbaceous borders. There is a wooden shed close to the house which has electric and power points connected.

This garden is a blank canvas for further cultivation and the rear boundary is annexed to the railway embankment which is maintained by the railway company.

**SERVICES:** Mains electricity, water and drainage. Oil tank in the rear garden feeding the oil central heating boiler. For broadband and mobile signal, see Ofcom website for up-to-date details. Council Tax Band 'D'.

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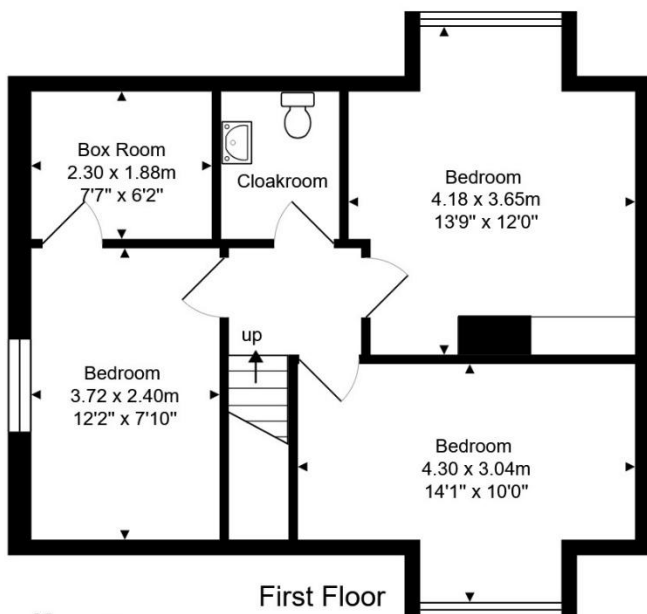
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Ground Floor



1 Stanstead Road  
Maiden Newton  
Dorchester  
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First Floor

Total Area: 122.2 m<sup>2</sup> ... 1315 ft<sup>2</sup> (excluding porch)

Not to scale. Measurements are approximate and for guidance only.



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