Instinct Guides You



# Moynton Close, Dorchester, DT2 8TX
# £325,000

- Westerly Garden
- No Onward Chain
- Situated In Cul-De-Sac
- Garage & Driveway
- Conservatory
- Pub and Shop at village
- Cloakroom
- Train Station Approximately A Mile Distant







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The Property Ombudsman

An EXTENDED three-bedroom home proving conservatory and sun room or an alternative Dining Room. The WESTERLY-FACING home benefits from a garage, driveway, and an easily maintainable garden. NO ONWARD CHAIN, within easy reach of local amenities of Crossways. RAIL LINKS are close by.

The property is approached via a driveway leading to the garage and main entrance. The front door opens into a light-filled porch before entering the spacious hallway, which provides access to the generously proportioned kitchen and lounge, as well as a practical cloakroom to the left-hand side.

The kitchen is fitted with a comprehensive range of units and includes an integrated washing machine and fridge freezer. The lounge enjoys a pleasant position overlooking the conservatory, allowing natural light to flood the room and create a warm and welcoming living space with plenty of room for relaxation. The conservatory offers a versatile additional sitting or dining area, with double doors opening onto the westerly-facing garden.

The dining room, accessed via the kitchen, provides an ideal space for entertaining family and friends, with double doors leading out to the garden. In addition, there is direct access to the garage from the opposite side of the room, offering practical storage or parking options and creating a seamless flow throughout the home.

Upstairs, there are three generously sized bedrooms and a family bathroom, all accessed from the landing. Bedroom one, situated at the front of the property, benefits from two separate windows and an abundance of built-in storage and shower area. Bedrooms two and three are positioned at the rear, with one currently used as a guest bedroom and the other as a home office/study.
The bathroom, located between bedrooms one and two, features a walk-in shower and ample cupboard space.

To the rear, the garden is designed for easy maintenance and relaxed outdoor living, with both patio and artificial lawn areas. It also benefits from a shed and a sheltered seating area.

**Kitchen 20'9" x 8'11" (6.34 x 2.72 )**

**Lounge 15'6" x 10'9" (4.73 x 3.3)**

**Dining Room 16'11" x 7'11" (5.18 x 2.42 )**

**Conservatory 13'1" x 7'9" (3.99 x 2.37)**

**Bedroom One 13'7" x 12'9" max (4.16 x 3.91 max)**

**Bedroom Two 9'11" x 8'5" (3.03 x 2.59)**

**Bedroom Three 9'11" x 6'8" (3.03 x 2.04 )**

**Garage 15'3" x 8'8" (4.67 x 2.66)**

**Link Detatched**
Whilst Detached there is an element of terrace in the links to both side







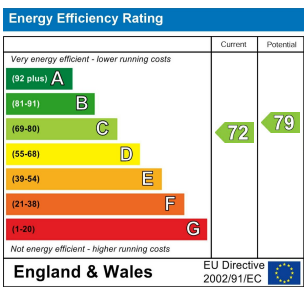


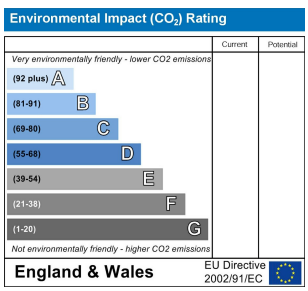





Conservatory
Lounge
Dining Room
Kitchen
Garage
W/C
Bedroom Three
Bedroom Two
Bathroom
Bedroom One


Higher Woodsford
Lewell Rd
Redbridge Rd
Crossways
B3390
MOIGNE COMBE
Google
Map data ©2026 Google


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
79
England & Wales
EU Directive 2002/91/EC


Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
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