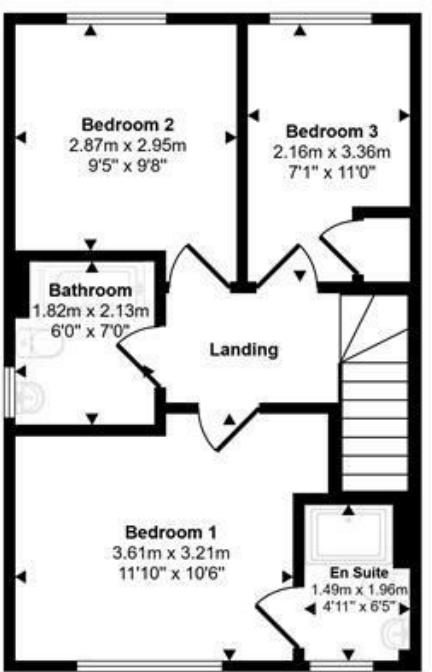


Ground Floor  
Approx 43 sq m / 459 sq ft

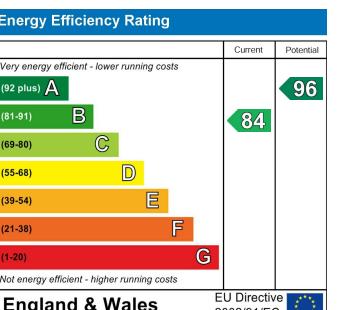


First Floor  
Approx 43 sq m / 465 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Restways**  
High Street  
Gillingham  
Dorset  
SP8 4AA

t. 01747 824 547  
gillingham@mortonnew.co.uk  
www.mortonnew.co.uk



## Vartenham Close Milborne Port

Stylish Village Living – Modern End-of-Terrace with Views and Versatility

Tucked away along a quiet pedestrian path, this smart and stylish end-of-terrace home delivers modern comfort with a village backdrop straight out of a postcard. With delightful views across the green to the church tower and village beyond, it's the perfect blend of peaceful surroundings and everyday convenience—just moments from local amenities and a short car journey or bus ride to Sherborne and its mainline station.

Step inside and discover three well-proportioned bedrooms—two good sized doubles and a versatile single—ideal work from home space or nursery—along with an en-suite shower room and sleek family bathroom. Whether you're up-sizing, investing, or stepping onto the property ladder for the first time, this home ticks all the right boxes. The light-filled sitting room enjoys a lovely outlook to the front, while the open-plan kitchen and dining room opens directly onto the rear garden—ideal for hosting, relaxing, or simply enjoying the day-to-day flow of life. A large cloakroom adds to the practical appeal, offering space for coats, boots and shoes.

Outside, the low-maintenance garden offers just the right amount of outdoor space without the hassle, and with a garage and parking included, you've got everything covered.

Smart, spacious, and brilliantly located—this is a fantastic opportunity for first-time buyers, young families, or savvy investors looking for a home with heart and potential.



## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens into a welcoming entrance with enough room for coats and shoes. For appearance and practicality there is attractive wood effect flooring. Stairs rise to the first floor and a door opens into a bright, well proportioned sitting room with view over the green to the front.

From the sitting room, there is a door into the inner hall where you will find the cloakroom and door to the understairs cupboard plus an opening into the kitchen/dining room. There is attractive wood effect flooring, which continues into the cloakroom and kitchen/dining room.

The kitchen/dining room overlooks the rear garden with double doors opening out to the garden. The kitchen area is fitted with a range of modern units consisting of floor cupboards, separate drawer unit, tall larder cupboard and eye

level cupboards. You will find a generous amount of wood effect work surfaces with a matching upstand and a one and a half bowl stainless steel sink and drainer with a swan neck mixer tap. The dishwasher and fridge/freezer are integrated and there is plumbing for a washing machine. The electric oven is built in with a gas hob and extractor hood above.

##### First Floor

Stairs rise to a good sized, part galleried landing with access to the loft space and doors leading off to all rooms. You will find two good sized double bedrooms - main with an en-suite shower room, plus a generously sized single bedroom that is ideal as a work from home space or nursery. In addition, there is the family bathroom, which is fitted with a modern suite consisting of a wall hung wash hand basin, WC with concealed cistern and a bath with full height tiling to the surrounding walls.

#### Outside

##### Garage and Parking

Located to the back of the property, there is a single garage with an up and

over door plus parking for one car in front. The garage is located in a block to the right hand side of the garden gate and is the second one in.

#### Garden

The rear garden has been designed for easy upkeep and has a decked seating area and an artificial lawn plus a banked area planted with a few shrubs - central steps rise to the top of the garden. To one side of the garden, you will find a paved path and steps that rise to the gate, which opens to the parking and garage. The garden is fully enclosed.

#### Useful Information

Energy Efficiency Rating B

Council Tax Band C

uPVC Double Glazing

Gas Fired Central Heating

Mains Drainage

Freehold

Remainder of the NHBC build warranty

There is a development charge for the upkeep of communal areas, which is currently £400 per annum.

#### Directions

Postcode - DT9 5FY

What3words - marine.tags.onions

**DISCLAIMER:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.