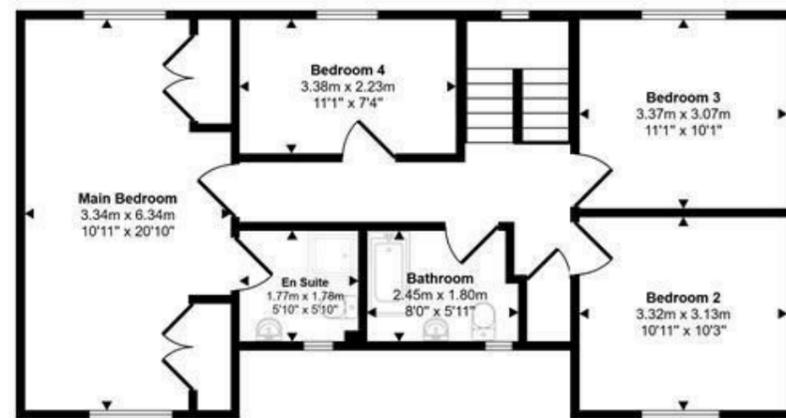
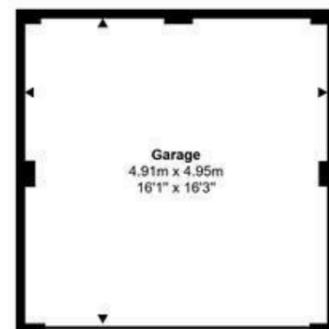


Ground Floor
Approx 76 sq m / 814 sq ft



First Floor
Approx 71 sq m / 767 sq ft



Garage
Approx 24 sq m / 261 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.

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Dorset
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



The Old Dairy Farm Hazelbury Bryan

Offers In Excess Of
£600,000

A well presented double fronted detached family home situated in a highly desirable cul-de-sac within the popular village of Hazelbury Bryan. The property offers spacious and well arranged accommodation, enjoying a central dining hall that creates a natural hub to the house and links the main reception rooms with the kitchen and staircase to the first floor.

The sitting room is a particularly generous room featuring exposed ceiling beams and a flame effect electric fire, creating a comfortable living space. The kitchen/breakfast room is fitted in a shaker style and enjoys good natural light with doors opening to the rear garden, whilst a useful utility room provides additional appliance space and access outside.

On the first floor there are four bedrooms, including a spacious main bedroom with built in wardrobes and an en-suite shower room.

Outside the property benefits from gardens to both the front and rear together with a double garage and additional parking. The property is offered for sale with no onward chain.



Accommodation

Inside
The property is approached via a path leading to an open fronted porch and front door opening into the entrance hall, with stairs rising to the first floor. The central dining hall provides a versatile space suitable for everyday dining and entertaining or a useful study space ideal from working from home.

The sitting room is a bright well proportioned space with exposed beams, French doors leading out to the garden and a feature flame effect electric fire.

The kitchen/breakfast room is fitted with shaker style units with laminate work surfaces, incorporating an oven together with space and plumbing for appliances. The room benefits from stone flooring and doors leading to the rear garden.

A utility room provides further appliance space and storage with a

door leading outside, and a cloakroom with WC completes the ground floor accommodation.

On the first floor the landing gives access to four bedrooms, including the main bedroom with built in wardrobes and an en-suite shower room. The remaining bedrooms are served by the family bathroom.

Outside

The front garden is mainly laid to lawn with maturing flower and shrub borders and a path leading to the front porch.

The rear garden enjoys a good level of privacy and includes a patio area suitable for outdoor seating and dining, with borders planted with mature shrubs and a mix of hedging and trellis providing screening. A summer house provides additional storage or a pleasant spot to enjoy the garden.

The property also benefits from a

double garage with further parking to the front.

Useful Information

- Energy Efficiency Rating D
- Council Tax Band F
- Oil Fired Central Heating
- Upvc Double Glazed Windows
- Mains Drainage
- Freehold
- No Onward Chain

Location and Directions

Hazelbury Bryan is a popular Dorset village surrounded by attractive countryside. The village offers a range of everyday facilities including a village shop, public house, primary school and village hall.

The nearby market towns of Sturminster Newton and Sherborne provide a wider selection of shops, supermarkets and amenities, together with schooling for all ages.

Postcode DT10 2ES

What3wordscom///sunroof.landscape.g

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.