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MORTON NEW
COUNTRY PROPERTIES

Broad Oak, Sturminster Newton

A truly exceptional and characterful detached home set within the peaceful hamlet of Broad Oak, just a short distance from the market town of Sturminster Newton in the heart of the Blackmore Vale. Originally comprising three separate cottages, the property has been thoughtfully and sympathetically combined and extended over the years to create a wonderful family home that seamlessly blends original period features with high quality contemporary living. Extending to approximately 2,320 square feet across two floors, this is a home that must be seen to be truly appreciated.

The property retains a wealth of wonderful original features throughout including exposed stone walls, original oak beams, inglenook fireplaces and period doorways, all sitting in perfect harmony with the modern extension off the kitchen, which creates a spectacular dining room flooded with natural light from skylights above and bifold doors opening directly out to the patio. Two woodburners, a stunning kitchen with range cooker and large island, and four well proportioned bedrooms, three bathrooms and three reception rooms complete the picture, making this a wonderfully versatile home suited to family living and entertaining alike.

Outside, a wrap around garden enjoys outstanding countryside views and an excellent degree of privacy, with open fields beyond the garden boundary. A patio off the dining extension, a vegetable garden, greenhouse, workshop, additional studio shed and a feature pond all sit within the plot. Offered for sale with the benefit of no onward chain.





The Property

Inside

Ground Floor

Entering the property, the hallway gives access to the principal ground floor rooms. The sitting room is a wonderful and characterful space, centred around a magnificent fireplace housing a woodburner with an original oak beam above, creating a truly impressive focal point. The original brickwork of the fireplace has been beautifully preserved and the room retains a wealth of period character including exposed stone walls and period doorways. A second sitting room sits beyond, offering a further well proportioned and versatile reception space with its own woodburner. A study sits off the principal rooms, a bright and light filled space benefiting from a triple aspect and double doors leading directly outside.

The kitchen is a stunning space, fitted with a range of shaker style units and a large island with a generous worksurface providing an impressive amount of preparation and storage space. An original beam runs above the cooking area where a striking range style cooker sits. An integrated dishwasher is also included within the kitchen. The kitchen opens through a beautifully retained stone arched opening into the dining room extension, a spectacular space designed to bring the outside in, with large skylights flooding the room with an extraordinary amount of natural light throughout the day and bifold doors opening directly out to the patio. The exposed stone walls of the original cottage have been retained and incorporated into the extension, creating a beautiful contrast between old and new. A door leads through to a

rear porch and down to the utility room beyond. A wet room and ground floor WC complete the accommodation at this level.

First Floor

Stairs rise from the main house to the first floor landing where three bedrooms are found. The main bedroom is a particularly impressive room, enjoying wonderful far reaching countryside views from multiple windows and featuring an exposed brick chimney breast. A well appointed en suite serves the room. Two further well proportioned double bedrooms are found on this floor, served by a family bathroom. Bedroom two forms part of the extension and is a particularly generous room accessed from its own staircase, benefiting from a Juliet balcony style window flooding the room with light and countryside views beyond, offering a real sense of privacy and separation.

Outside

Garden

A wrap around garden enjoys outstanding countryside views and an excellent degree of privacy, with open fields beyond the garden boundary. Immediately off the dining extension, a patio seating area leads directly from the bifold doors and is a wonderful entertaining space. To the rear, a small patio area sits alongside a vegetable garden and greenhouse. The rest of the garden is laid mainly to lawn with well established planting throughout. A well equipped workshop and an additional shed, equally suited to use as a garden studio or home office, complete the outbuildings. A feature pond sits to the front of the property, creating an attractive welcome to the house.

Parking

A driveway to the front of the property provides ample off road parking.

Useful Information

Energy Efficiency Rating D

Council Tax Band F

Mains Gas Fired Central Heating

Underfloor Heating in the Extension

Mains Drainage

Upvc Double Glazing

Freehold

No Onward Chain

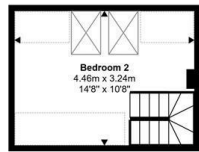
Location and Directions

Broad Oak is a small rural hamlet set within attractive North Dorset countryside, offering a peaceful setting surrounded by farmland and scenic walking routes. The nearby market town of Sturminster Newton provides everyday amenities including shops, schools, and leisure facilities, while a wider range of services can be found in Blandford Forum and Sherborne, the latter benefiting from a mainline railway station with direct services to London Waterloo.

Postcode DT10 2HD

What3words [///kilowatt.causes.thousands](https://www.what3words.com/)

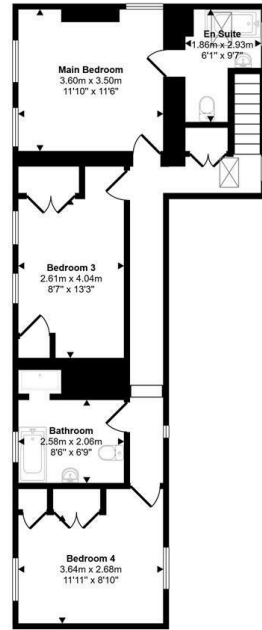




Bedroom 2
4.46m x 3.24m
14'6" x 10'6"

Denotes head height below 1.5m

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.



First Floor
Approx 81 sq m / 873 sq ft

Denotes head height below 1.5m

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Ground Floor
Approx 135 sq m / 1448 sq ft

Denotes head height below 1.5m

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