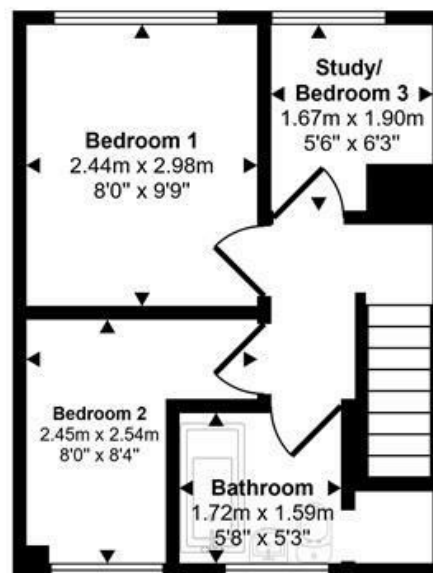




Ground Floor  
Approx 24 sq m / 264 sq ft

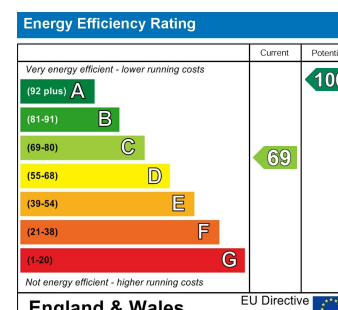


First Floor  
Approx 24 sq m / 262 sq ft

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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## Elizabeth Gardens Henstridge

Offers In Excess Of  
£200,000

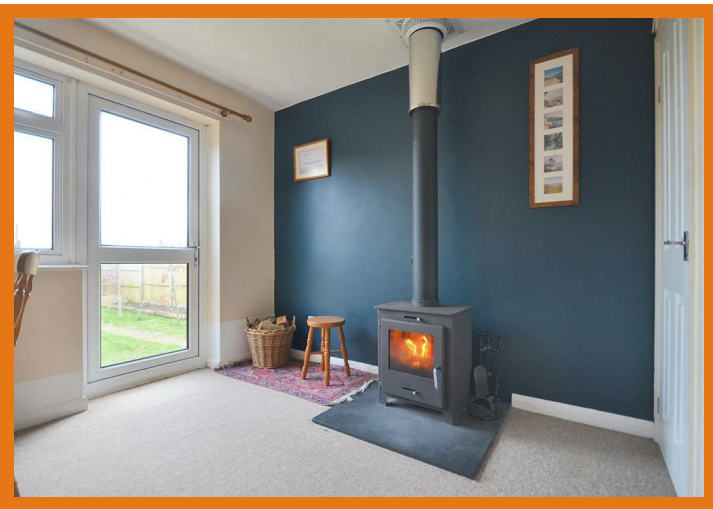
This modern two/three bedroom end of terrace house presents an excellent opportunity for first-time buyers to get a foot on the housing ladder or a fabulous investment for the buy-to-let market. The property boasts some splendid views over the Blackmore Vale countryside and lies close to the heart of this popular Somerset village. It is within walking distance of all the village's amenities, which include a good Ofsted rated primary school, two pubs, Village Hall and local shop with Post Office. Stalbridge is the next village a short drive away where there is a very well stocked supermarket. There is easy access to the A30 and A303 and the mainline railway station at Templecombe, with direct trains to London, is less than 2 miles from the property.

There is a good-sized sitting/dining room, complete with a wood burner, perfect for cosy evenings or chilly autumn afternoons. The room is bathed in plenty of natural light and provides a wonderful space for relaxing or catching up with friends. From the first floor you can enjoy the picturesque scenery of the Blackmore Vale and Duncliffe Wood in the distance, and on clear days, you may even catch a glimpse of Alfred's Tower at Stourhead.

Outside, you will find a garage and parking space and the gardens have plenty of space for enjoying the outdoors and hosting a summer barbecue. There is also scope for you to add your own landscaping ideas.

Whether you are looking to settle down in a family-friendly environment or seeking a promising investment opportunity, this delightful home in Henstridge is not to be missed. Book a viewing now to fully appreciate what this little gem can offer you.





## The Property

### Accommodation

#### Inside

The property is approached from the front via a path that leads to the storm porch where a double glazed door opens into an inviting entrance hall. From the hall there is access to the kitchen, sitting/dining room and stairs rise to the first floor with a good sized storage cupboard beneath.

The combined sitting and dining room enjoys an outlook over the rear garden with a partial rural view beyond. There is also a door to the garden and a wood burning stove on a stone hearth. In addition, there is a further storage cupboard. The kitchen overlooks the front garden and is fitted with wood effect units consisting of floor cupboards, bottle rack and wall shelves. There is a good amount of work surfaces with a tiled splash back and stainless steel sink and drainer with a swan neck mixer tap. There is space for an under counter fridge, slot in cooker plus plumbing and space for a washing machine. For appearance and practicality, the floor is laid to wood effect laminate.

#### First Floor

On the first floor, the galleried landing has access to the loft space, bedrooms and bathroom. The bathroom is fitted with a suite consisting of a WC, wash hand basin and bath with an electric shower over and full height tiling to the surrounding walls. There is also the airing cupboard housing the hot water cylinder.

There are three bedrooms, two singles, one of which is currently used as a study plus a double bedroom. Two of the bedrooms enjoy an outlook to the rear and take in a wonderful view over the countryside.

#### Outside

##### Garage and Parking

There is a pull in at the front of the property, which has a parking space for this house. To the back of the rear garden there is a garage with an up and over door and fitted with light and power.

##### Gardens

From the pavement, a metal gate opens to the path leading up to the house. On either side of the path there are lawned areas planted with trees. At the side of the house there is room for a greenhouse and bins. A timber gate opens to the rear garden. This

has a paved seating area to the back of the house, which is partly undercover with the rest of the garden being laid to lawn and planted with a variety of trees and fruit bushes. A path leads down the garden to another timber gate, which opens to the garage area. There is also a door from the garden into the garage.

### Useful Information

Energy Efficiency Rating C  
Council Tax Band B  
uPVC Double Glazing  
Economy 7 Electric Heating  
Mains Drainage  
Freehold

#### Directions

##### From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights go over the bridge and turn right onto the A357. Continue on this road for about 5 miles and turn left for Stalbridge. Go through the town. The next village is Henstridge. The property will be found on the right hand side, after before the second calming system. Postcode BA8 0RL

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.