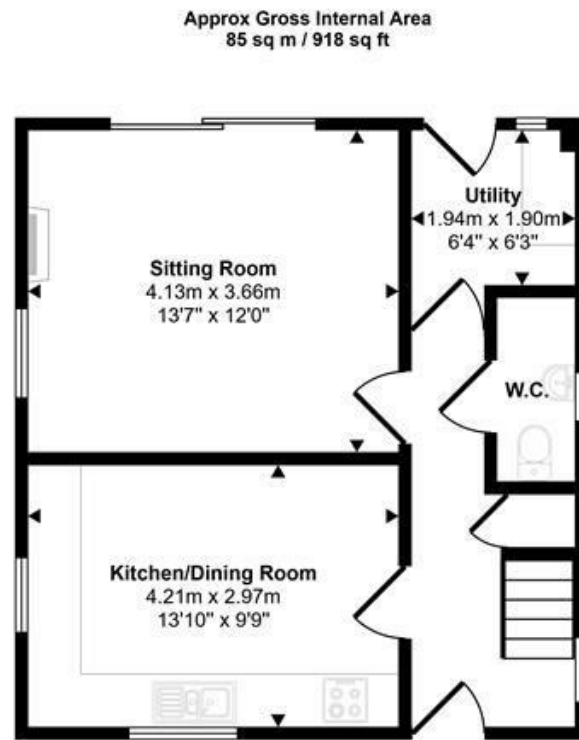
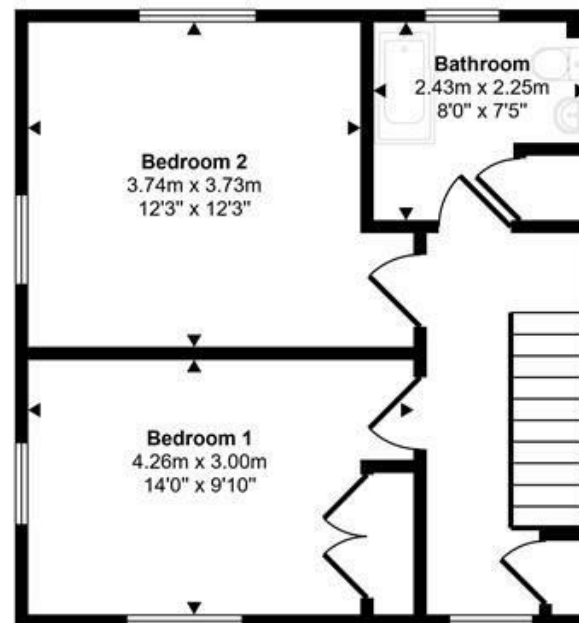




Ground Floor
Approx 43 sq m / 459 sq ft

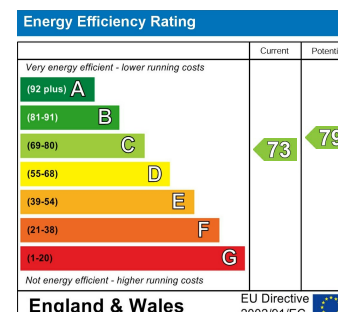


First Floor
Approx 43 sq m / 459 sq ft

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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Butts Pond Sturminster Newton

Asking Price
£265,000

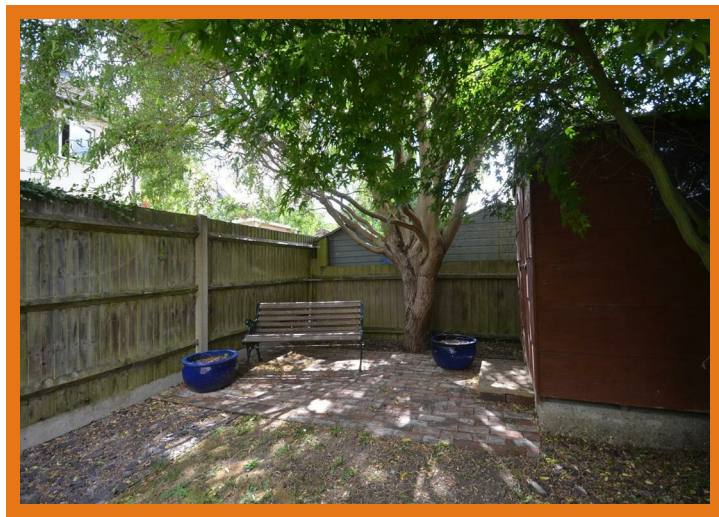
Unique Detached Home in the Heart of Sturminster Newton – No Onward Chain

Situated in a tucked away location, just a short stroll from the centre of the market town of Sturminster Newton, this individually designed detached home offers a rare blend of space, privacy, and convenience. Built approximately 25 years ago to a previous owner's bespoke specification, the property delivers 918 sq ft/85 sq. m of well-balanced living space and is presented in good condition, with the option to personalise in time and benefitting from no onward chain.

Whether you're looking to downsize without compromise or seeking a stylish, low-maintenance home close to amenities, this property ticks all the boxes. The welcoming entrance hall leads to a bright, dual-aspect sitting room with a feature fireplace and patio doors opening onto a sunny, enclosed rear garden—a peaceful spot to relax or entertain. The spacious dual-aspect kitchen/dining room is a fantastic social space, fitted with wood-fronted units and some integrated appliances, and offers easy flow for everyday living. A separate utility room and a cloakroom—large enough to accommodate a shower or extra storage—enhance practicality. Upstairs are two generously sized double bedrooms, both enjoying dual aspects, with the main room featuring fitted wardrobes. A generously sized family bathroom completes the accommodation.

Outside, there's off-road parking for three vehicles, a detached garage, and a good-sized, sunny garden—a true blank canvas to create your own outdoor haven.

Perfectly situated to enjoy the shops, cafes, and amenities of Sturminster Newton, this home is a rare find—ideal for downsizers, professionals, or anyone seeking a unique and manageable property in a sought-after location.



The Property

Accommodation

Inside

Ground Floor
The front door opens into an inviting entrance hall with stairs rising to the first floor and doors leading off to all the ground floor accommodation. There is a good sized double aspect sitting room with a window to the side and large patio door that opens to the rear garden. Adding a focal point and warmth to the room, is the brick fireplace with a timber mantelpiece and coal effect electric fire.

The spacious combined kitchen and dining room, also has a double outlook with a window to the side and front. It is fitted with a range of wood fronted units consisting of floor cupboards with drawers, tray space and eye level cupboards. You find a good amount of work surfaces with a tiled splash back and a one and a half bowl stainless steel sink and drainer with a mixer tap. There is a built in double gas oven and gas hob with an extractor hood above and the fridge is integrated. For appearance and practicality, the floor is tiled.

Also on this floor is a cloakroom, which is fitted with a WC and wash hand basin - there is sufficient room to install a shower or to created storage. The utility room has space for a tumble dryer and upright freezer plus plumbing for a

washing machine. It also houses the boiler and has a door to the rear garden. For practical reasons, the floor is tiled.

First Floor

Stairs rise to a roomy, galleried landing with a window to the side and front plus a storage cupboard. On this floor you will find two double bedrooms, both enjoying a double outlook and the main benefits from fitted wardrobes. The bathroom is fitted with a suite consisting of bath with a shower over, pedestal wash hand basin and a WC. There is also a linen cupboard with shelving and a radiator.

Outside

Garage and Parking

At the front and side of the house is a block paved drive with space to park three cars comfortably. The garage has an up and over door and is fitted with light and power. It measures 4.62 m x 2.72 m/15'2" x 8'11".

Garden

In between the garage and house, you will find a metal gate that opens to the rear garden. This has a paved seating area to the back of the house with the rest being laid to lawn with a slate chipping bed to one side and a flower and shrub bed to the other. At the bottom of the garden is a block paved seating area and a timber shed. The garden is a good size, fully enclosed and enjoys a sunny aspect.

Useful Information

Energy Efficiency Rating tba
Council Tax Band C
uPVC Double Glazing
Gas Fired Central Heating from a Combination Boiler
Mains Drainage
Freehold
No Onward Chain

Location and Directions

The property is lies close to the heart of the market town of Sturminster Newton. Steeped in history and tradition, the town still has a Monday Market and offers a combination of country and town living with easy access to some fabulous walking tracks, including the Trailway and nearby is the famous water mill. There is a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. Further facilities which are all about 10 miles away, may be found at Blandford, Shaftesbury, Sherborne and Gillingham both of, which have mainline train stations, serving London Waterloo and Exeter St. David's.
Postcode - DT10 1BE
What3words - ///cared.decently.bells

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.