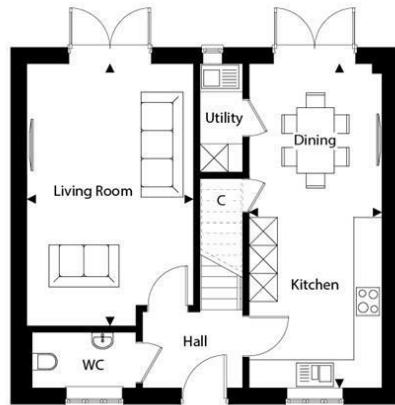


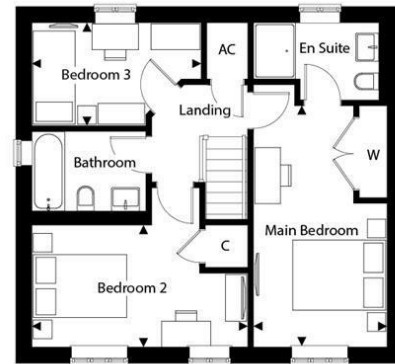
## The Glanvilles

Plot 1, 48, 72, 73 & 82



### Ground Floor

Kitchen/Dining	2.85m x 6.93m	9'4" x 22'9"
Living Room	3.56m x 5.61m	11'8" x 18'5"



### First Floor

Main Bedroom	2.86m x 5.16m	9'5" x 16'11"
Bedroom 2	4.62m x 2.60m	15'2" x 8'6"
Bedroom 3	3.62m x 2.20m	11'11" x 7'2"

Total floor area 106m<sup>2</sup> 1136ft<sup>2</sup>

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

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www.mortonnew.co.uk

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



## Fiddleford Ridge Sturminster Newton

Prices From  
£430,000

\*Benefit from £21,417 on plot 72 from Wyatt for your stamp duty, legal fees, moving costs and flooring\* An impressive brand new three-bedroom detached home forming part of the sought-after Fiddleford Ridge development, situated on the edge of Sturminster Newton. Constructed to a high standard by an award-winning developer, the property offers well balanced and thoughtfully arranged accommodation, ideally suited to modern family living.

The accommodation is arranged over two floors and has been carefully designed to combine comfortable living space with practical everyday functionality. The ground floor is centred around a spacious kitchen/dining room, forming the heart of the home, complemented by a generous sitting room. A downstairs W.C. adds further convenience.

On the first floor there are three well proportioned bedrooms, including a principal bedroom with en-suite shower room, while a stylish family bathroom serves the remaining bedrooms.

Externally, the property benefits from an enclosed rear garden along with a single garage with power and lighting. The edge-of-town setting provides a balance of convenience and access to surrounding countryside, making this an excellent opportunity for buyers seeking a high-quality modern home.



## Accommodation

### Inside

#### Ground Floor

The accommodation is entered via a welcoming entrance hallway, providing access to the principal ground floor rooms along with a useful downstairs W.C., enhancing everyday practicality.

The sitting room is a well proportioned and inviting space, offering a comfortable setting for both relaxation and entertaining.

To the rear of the property, the kitchen/dining room forms the sociable hub of the home. Fitted with a contemporary range of units and integrated appliances, it offers ample storage and preparation space while comfortably accommodating a dining table. This bright and modern space enjoys direct access to the rear garden, creating a natural connection between inside and out.

#### First Floor

On the first floor, a central landing leads to three well proportioned bedrooms.

The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms offer flexibility for family, guests or home working.

A modern family bathroom serves these rooms, fitted with contemporary sanitary ware in keeping with the overall high specification of the property.

### Outside

#### Gardens

The rear garden is enclosed and provides a private outdoor space, ideal for both relaxation and entertaining. It offers scope for landscaping to suit individual preferences while already providing a practical and manageable setting.

#### Parking and Garage

The property benefits from a single garage complete with power and lighting, providing both secure parking and useful storage.

### Useful Information

Predicted Energy Rating A  
Council Tax tba  
Double Glazed Windows

Gas Fired Central Heating and Solar PV Pannels  
Mains Drainage  
Freehold  
No Onward Chain

### Location and Directions

Sturminster Newton is a popular and historic market town set in the heart of the Blackmore Vale, offering a strong sense of community alongside a wide range of everyday amenities. The town provides a good selection of independent shops, supermarkets, cafés, public houses and restaurants, together with primary and secondary schooling, medical facilities and leisure facilities, as well as plenty of countryside walks nearby. There are good road links to surrounding towns including Blandford Forum, Sherborne, Shaftesbury and Dorchester, while mainline railway stations at nearby Sherborne and Gillingham provide direct services to London Waterloo.

Postcode - DT10 1JG

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.