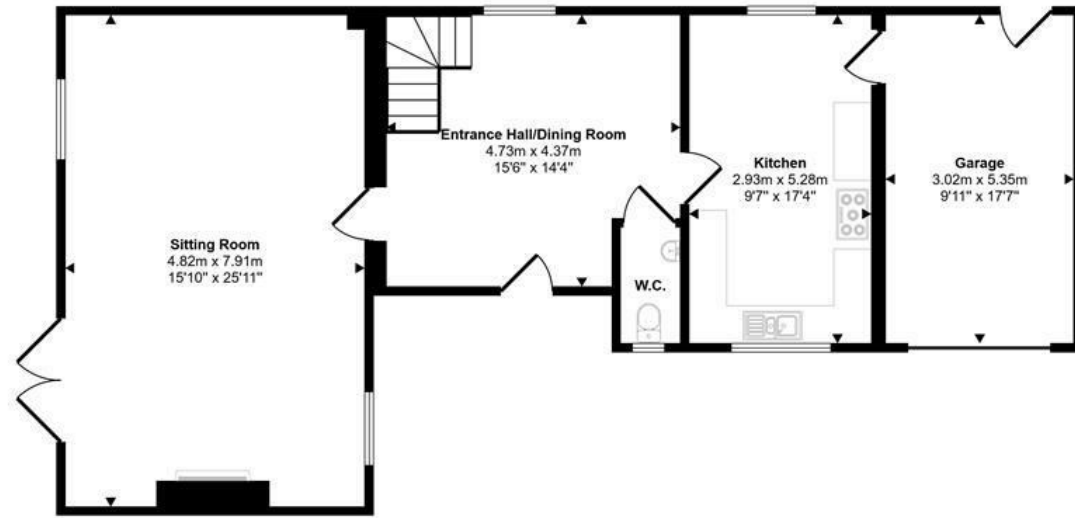
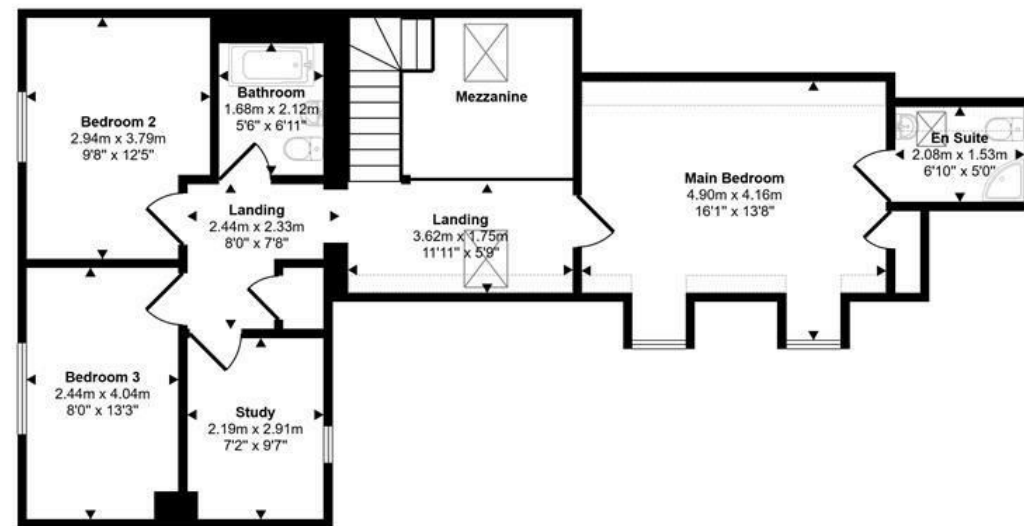




Approx Gross Internal Area  
166 sq m / 1789 sq ft



Ground Floor  
Approx 95 sq m / 1027 sq ft



First Floor  
Approx 71 sq m / 762 sq ft

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.



## Newton Gate Sturminster Newton

£435,000

Set within a small and exclusive courtyard development on the fringe of the popular market town of Sturminster Newton, this spacious contemporary home provides around 1,789 square feet of living space across two floors, with four bedrooms and generously proportioned rooms throughout. A short walk into town reveals a good range of shops, pubs and schooling for all ages, with some wonderful country and riverside walks also close by.

On the ground floor there is a bright entrance hall/dining area, a large sitting room with wood burner and double doors opening directly onto the veranda, and a well equipped kitchen breakfast room. To the first floor, a stunning galleried mezzanine landing leads to four good sized bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and en suite shower room, alongside a family bathroom.

Outside, there is parking for two to three vehicles, a garage and a good sized enclosed garden with a raised veranda, raised vegetable beds and a timber cabin to the rear and side.

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

t. 01258 473030  
sales@mortonnew.co.uk  
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	83
(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	



## The Property

### Inside

#### Ground Floor

Entering into a bright and spacious entrance hall with wooden flooring, the accommodation is generously proportioned throughout. The sitting room is a generous and comfortable space enjoying a double aspect, with double doors opening onto the veranda and a polished stone fireplace with wood burner as its focal point. The kitchen breakfast room is fitted with gloss finished units, quartz work surfaces and a dual fuel range style cooker, with integrated appliances and a door leading through to the garage. A cloakroom completes the ground floor accommodation.

#### First Floor

A staircase rises to a stunning part galleried mezzanine landing, flooded with natural light from skylights to the front and rear. The principal bedroom benefits from two windows with shutters, a walk-in wardrobe and en suite shower room. Three further

well proportioned bedrooms, one currently used as a study, are served by the family bathroom.

### Outside

#### Garden

To the rear and side, a good sized enclosed garden is laid to lawn with deep planted borders, a raised veranda with awning, block paved seating area, timber cabin, greenhouse and raised vegetable beds.

#### Garage & Parking

Approached via a communal tarmac courtyard with parking for two to three vehicles, the garage benefits from light, power and a door leading through to the rear garden.

### Useful Information

Energy Efficiency Rating C  
Council Tax Band E  
Gas Fired Central Heating from a Combination Boiler  
uPVC Double Glazed  
Mains Drainage  
Freehold  
Vendors will need to find onward purchase

### 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 also plans for an Aldi to be built close by, further adding to the existing amenities. 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 2EU

What3words ///battle.lengthen.output

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.