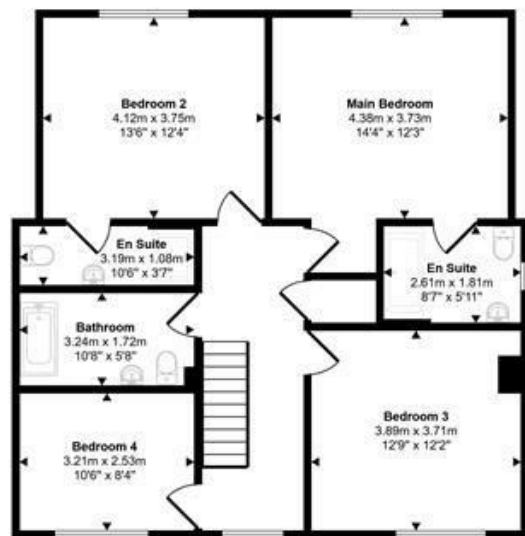
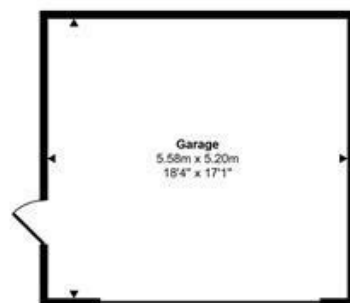




Ground Floor  
Approx 86 sq m / 929 sq ft



First Floor  
Approx 86 sq m / 929 sq ft



Garage  
Approx 29 sq m / 312 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.



## The Causeway Hazelbury Bryan

Asking Price  
£695,000

A stunning four bedroom detached family home forming part of a small and select development of just eight properties, situated in the heart of the popular Dorset village of Hazelbury Bryan, well served for everyday needs with a village shop, public house, recreational grounds and primary school all within easy reach.

Built to an exceptionally high specification throughout, the accommodation is generous and well considered across two floors. On the ground floor a welcoming entrance hall leads to a sitting room with a woodburner, a spectacular open plan kitchen diner with tri-folding doors to the carefully landscaped garden, a study, a utility room and a ground floor WC. Upstairs four double bedrooms are found, two of which benefit from en suite shower rooms, with a well appointed family bathroom serving the remaining bedrooms. The property benefits from underfloor heating throughout the ground floor, air source heat pump heating, uPVC double glazing and circa eight years remaining on the new build warranty.

Outside, a beautifully landscaped rear garden enjoys a sunny aspect with two patio areas, well tended lawn and flower beds. Ample parking for multiple vehicles and a large double garage complete the plot. A rare opportunity to acquire a charming home in this highly sought after village, only offered for sale due to a change in the vendor's circumstances and not to be missed; an early viewing is essential.

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		88	94
(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	



## The Property

### Inside

#### Ground Floor

The front door opens into a welcoming entrance hall with underfloor heating and stairs rising to the first floor with a useful storage cupboard beneath. Oak doors lead off to the study, sitting room and kitchen.

The sitting room enjoys an outlook to the front and features a fireplace with a woodburner and slate hearth as its focal point, with double doors opening through to the open plan kitchen and dining room. The dining area benefits from tri-folding doors opening directly out to the paved sun terrace, creating a wonderful flow between inside and outside. The kitchen is fitted with a contemporary range of soft closing units with Capri Quartz worksurfaces, integrated fridge freezer, dishwasher, eye level double electric oven and a ceramic hob with chimney extractor hood over. A utility room leads off the kitchen with matching units and space for a washing machine, alongside a ground floor WC. The study is a versatile and quietly positioned room, equally well suited to home working or as an additional reception room.

#### First Floor

Stairs rise to a bright galleried landing with glass balustrades and wonderful countryside views to the front. Bedroom one and bedroom two are both generous doubles, each benefiting from a

well appointed en suite shower room with walk in shower, vanity wash hand basin and low level WC. Bedrooms three and four are both good sized doubles enjoying rural views to the front with the fourth bedroom currently being used as a dressing room incorporating fitted shelving. A family bathroom serves these two rooms, fitted with a bath, vanity wash hand basin, low level WC and a heated towel rail.

### Outside

#### Garden

The rear garden has been attractively landscaped and enjoys a sunny aspect, mostly enclosed by close board timber fencing. Laid mainly to lawn with flower beds to either side and two patio areas, it is a well considered and pleasant outdoor space with an outside water tap. A path leads from the garden to the garage at the rear.

#### Parking

Ample parking for multiple vehicles is available to the rear of the property alongside a large garage with a roll up door and rafter storage, with a part glazed door opening to the garden.

### Useful Information

Energy Efficiency Rating B  
Council Tax Band F  
Air Source Heat Pump  
Mains Drainage  
Upvc Double Glazing  
EV Charging Point  
Freehold  
Vendors will need to find onward purchase

### Location and Directions

Hazelbury Bryan is a popular Dorset village, offering an attractive rural setting with a strong sense of community. The village itself provides a range of local amenities including a village shop, primary school, public house and access to surrounding countryside, ideal for walking and outdoor pursuits. A wider selection of facilities can be found in nearby towns such as Sturminster Newton and Sherborne, offering supermarkets, independent shops, schooling and leisure amenities. The area is well placed for transport links, with access to the A303 and rail services from nearby stations, providing connections further afield.

Postcode DT10 2FY

What3words ///beakers.pinch.improving

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.