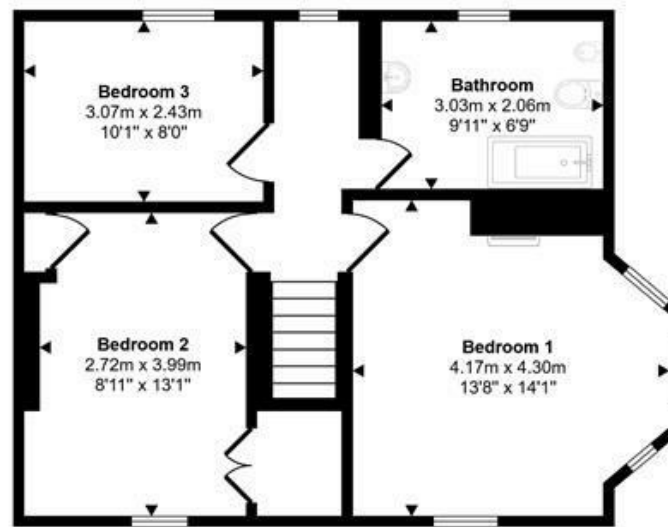




Ground Floor
Approx 76 sq m / 819 sq ft



First Floor
Approx 52 sq m / 562 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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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	



Bath Road Sturminster Newton

Guide Price
£450,000

A wonderful chance to purchase a delightful detached period home offering well proportioned accommodation with three double bedrooms, presented to the market with the bonus of no onward chain and enjoying a prime location, just a short stroll to the town's high street and some fabulous river and countryside walks close by. The market town of Sturminster Newton caters well for everyday needs with a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues.

The property offers a perfect blend of character with modern convenience having recently been updated with new uPVC windows, gutters, and fascias, ensuring easy maintenance for years to come and the exterior has also been freshly painted, enhancing its curb appeal. It retains many period features, such as, fireplaces, original tiled and stone floors plus exposed floorboards and windows with deep sills and wood panelled reveals.

The cottage provides a comfortable and well laid out interior, boasting an impressive four reception rooms, that provide ample space for both relaxation with family and entertaining friends, and can be adapted to our own specific needs.

Outside, there is plenty of parking with enough space for at least four cars or for storing a caravan, boat or motor home, which is hard to find in a town centre location. The large garden presents an excellent opportunity for outdoor enjoyment, whether it be for gardening enthusiasts or for children and pets to play in a safe environment. Additionally, there is potential to develop the detached annexe, offering possibilities for supporting a dependent relative, a work from home office, or even to provide an income as Airbnb.

This charming home is a great opportunity for anyone looking to settle in a town, yet with easy access to the countryside while enjoying the comforts of a spacious and adaptable living space.

In brief, the ground floor accommodation consists of good sized bright and welcoming entrance porch, entrance hall, dinning room, sitting room, kitchen, utility room, downstairs shower room with wc, snug and garden room with french door leading to the garden. On the first floor there is the bathroom and three double bedrooms. Outside, there an outbuilding suitable for a large number of uses. Plenty of off road parking and generously sized rear garden.



The Property

Accommodation

Inside

Ground Floor

A timber front door opens into a large porch with pitched roof and the original tiled floor, providing plenty of space for coats, boots and shoes. From here a part glazed uPVC door opens into the hall, which has an original tiled floor, plus stairs rising to the first floor and original style panelled doors to the sitting room and dining room. The bright and roomy sitting room enjoys a double aspect with window to the front and a large low bay window overlooking the side garden. There is an original fireplace with timber surround, tiled slip and metal grate. The dining room also has a window to the front plus an open fireplace and exposed floorboards.

The kitchen enjoys an outlook over the rear garden and is fitted with a range of floor cupboards - some with drawers, shelves and eye level cupboards as well as work surfaces with a tiled splash back and inset metal circular sink with a swan neck mixer tap. There is an electric Aga with two hotplates, further plate and choice of ovens. For easy cleaning the floor is laid to quarry tiles. Doors lead off to the utility room and study.

The study offers a flexible space that can be adapted to your own needs - it would make a lovely snug with its log effect gas stove, playroom or breakfast room and has an opening into the conservatory, which looks out over the rear garden. To the other side of the house there is a utility room, which houses the gas central heating boiler and has space for kitchen appliances. The floor is laid to the original stone slabs. There is also a shower room that is access from the utility and door to the rear garden.

First Floor

Stairs, with handrails to either side, rise to a split level landing with window overlooking the rear garden and doors to the bedrooms and bathroom. The spacious bathroom is fitted with a pedestal wash hand basin with tiled splash back, mirror above and shelves to either side, bidet, low level WC and bath with mixer tap and tiled splash back. There is a shaver socket and for practicality, the floor is laid to vinyl.

All three bedrooms are double sized with the principal bedroom enjoying a double outlook with a window to the side and bay window overlooking the side garden. There is the old fireplace. Bedroom two, also has an original fireplace and large walk in wardrobe, which could be divided and shared with bedroom one. Bedroom two also has the airing cupboard housing the hot water cylinder.

Outside

Parking

The property is approached from the road onto a large parking area with space for multiple vehicles. From the drive there is a large gate to allow machinery/vehicles into the rear garden plus a further pedestrian gate opening to the rear garden.

Garden

The garden is enclosed and surprisingly large and private for this town centre location. It is well established with a variety of trees, including fruit trees, shrubs and flowers. There are various areas of lawn and paving as well as a large garden shed.

The Annexe

Located to the front of the parking area - the annexe offers many possibilities, subject to the a necessary permissions. An ideal home for a dependent relative but with some independence, potential to develop to provide an income as Airbnb or a wonderful work from home space. The accommodation currently is laid out as a kitchenette/dining room, sitting/bedsitting room and a cloakroom that is large enough to convert to a bathroom or shower room.

Useful Information

Energy Efficiency Rating D

Council Tax Band E

uPVC Double Glazed Windows

Gas Fired Central Heating

Mains Drainage

Freehold

No Onward Chain

Directions

From the Sturminster Newton Office

Postcode DT10 1DU



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.