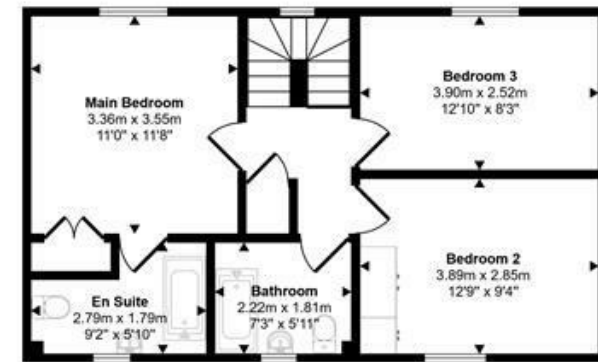
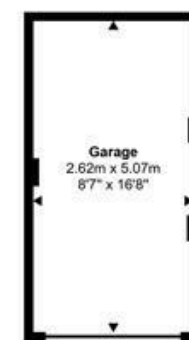


Ground Floor
Approx 63 sq m / 680 sq ft



First Floor
Approx 51 sq m / 547 sq ft



Garage
Approx 13 sq m / 143 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.

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		
(55-68)	D	69	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



Churchfoot Lane,
Hazelbury Bryan

Guide Price
£380,000

A well presented three bedroom link detached family home, situated in the popular Dorset village of Hazelbury Bryan within easy walking distance of the primary school, public house and village stores. Hazelbury Bryan is a much loved and thriving village set within the beautiful North Dorset countryside, with the market town of Sturminster Newton just five miles away providing a wider range of shops, restaurants and everyday facilities. Offered for sale with no onward chain.

The accommodation is arranged across two floors with a generous double aspect sitting room with wood burner, an open plan kitchen and dining room leading through to a conservatory, and a cloakroom on the ground floor. To the first floor, three double bedrooms are found, the principal benefiting from a built-in wardrobe and en suite bathroom, and the remaining two bedrooms served by a family bathroom.

Outside, the property benefits from a gravelled frontage enclosed by a white picket fence, creating an attractive and characterful approach. To the rear, a garden with lawn, gravel and shrub and flower beds provides a pleasant and private outdoor space, with a timber clad garage and parking for approximately three vehicles.



The Property

Inside

Ground Floor

An entrance hall with a storage cupboard and cloakroom leads through to the principal rooms. A generous and characterful double aspect sitting room enjoys a square bay window to the front and French doors opening to the rear garden, with a brick fireplace and wood burner as its focal point. The kitchen and dining room is fitted with country style units, good work surfaces, an integrated washing machine, dishwasher and a range style cooker. Leading off from the dining area, the conservatory enjoys full height windows and double doors opening directly onto the rear garden, creating a wonderful additional reception space.

First Floor

Stairs curve up to a galleried landing. The principal bedroom enjoys a pleasant outlook over the rear garden with partial rural views, benefiting from a built-in wardrobe

and en suite bathroom. Two further double bedrooms are found, one with a fitted triple wardrobe, both served by the family bathroom.

Outside

Garden

Approached from the lane via a picket gate leading to the front door, the frontage is laid to gravel and enclosed by a white picket fence, creating an attractive and low maintenance front aspect. To the rear, the garden has been partly laid to gravel and lawn with shrub and flower beds, with a gate to the side of the house and an archway leading through to the garage.

Garage & Parking

A timber clad garage with up and over door sits to the rear of the property, with parking for approximately three vehicles alongside.

Useful Information

Energy Efficiency Rating D
Council Tax Band E

Oil Fired Central Heating
Upvc Double Glazing
Mains Drainage
Freehold
No Onward Chain

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 2DS

What3words ///books.pulse.originate

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.