



Total area: approx. 152.3 sq. metres (1639.0 sq. feet)

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		96
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



New Road  
Broad Oak

Asking Price  
£500,000

Set along a quiet rural lane in the sought-after hamlet of Broad Oak, this well-presented detached bungalow occupies a private position with open countryside views to both the front and rear. Surrounded by mature gardens and neighbouring fields, the property offers a peaceful lifestyle with a strong sense of space and privacy, while remaining within convenient reach of nearby villages and town amenities.

The accommodation is well arranged and thoughtfully proportioned, providing two reception rooms and three bedrooms, making the property equally suited to full-time living or those seeking a comfortable rural retreat. The sitting room is a particularly welcoming space, centred around a log burner which creates a warm and cosy focal point, ideal for cooler months while also adding character to the room. Large windows allow plenty of natural light and frame views across the gardens and surrounding countryside.

A separate dining room provides flexibility for entertaining or everyday living, while the kitchen is fitted with traditional shaker-style units and stone worktops, with integrated appliances and views across the rear garden and fields beyond. A valuable addition is the separate utility room, offering practical space for laundry and storage and helping to keep the main kitchen area uncluttered, a feature often sought after in bungalow living.

The property has been carefully maintained and improved by the current owners, including redecoration throughout, a gas boiler installed approximately three years ago, a water softener and the replacement of some radiators, ensuring a comfortable and well cared for home.

Outside, the gardens are predominantly laid to lawn with areas of patio for seating and entertaining. Mature planting and established boundaries provide privacy, while the open countryside outlook enhances the rural setting and creates a calm and attractive outdoor space.



**The Property**

**Accommodation**

**Inside**

The property is entered into a welcoming reception hall which provides access to the principal living spaces. The sitting room is a comfortable and well-proportioned room, enjoying views across the garden and countryside beyond, making it a pleasant space to relax throughout the year. A second reception room off of the kitchen with doors going out onto the garden offers flexibility and could be used as a dining room, snug or study, depending on individual requirements.

The kitchen is fitted with a traditional shaker-style range of units complemented by stone worktops. Integrated appliances include a dishwasher and fridge freezer, and the layout provides ample storage and preparation space. A window overlooks the rear garden and open fields beyond, bringing in plenty of natural light and enhancing the rural feel of the setting. There is also access into a good sized utility room offering space for washing machine, tumble dryer and extra storage. There is also an internal door into the single garage.

There are three bedrooms, all well presented and offering comfortable accommodation. All three bedrooms benefit from built-in storage, offering practical and well-planned accommodation without compromising on space. The bedrooms also enjoy a peaceful outlook, with views either across the garden or surrounding countryside. The family bathroom is fitted with a modern suite and serves all bedrooms.

**Outside**

Outside, the property benefits from a generous driveway providing off-road parking for up to four vehicles, alongside a single garage which is attached to the bungalow and offers additional storage or secure parking. The gardens are predominantly laid to lawn with areas of patio ideal for seating and entertaining. Mature planting and established boundaries provide a good degree of privacy, while the open countryside outlook to both the front and rear further enhances the peaceful rural setting.

**Useful Information**

- Gas central heating
- Mains drainage
- uPVC double glazing
- EPC rating: D

Council Tax band: E  
 Tenure: Freehold  
 Vendors need to find an onward purchase  
 EV Charging Point available

**Location and Directions**

Broad Oak is a small and well regarded rural hamlet positioned just outside the market town of Sturminster Newton, surrounded by open countryside and gently rolling Dorset landscape. Known for its quiet lanes and attractive setting, the area appeals to those seeking a peaceful village environment while remaining well connected to everyday amenities.

Sturminster Newton lies only a short drive away and offers a good range of facilities including independent shops, cafés, supermarkets, schools and leisure amenities, along with a regular bus service. The town is also well known for its riverside walks along the River Stour and access to the surrounding countryside. For wider connections, Sherborne and Gillingham are both easily accessible, with mainline rail services providing direct routes to London Waterloo.

What3Words- ///sunflower.jungle.loitering  
 Postcode- DT10 2HF

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.