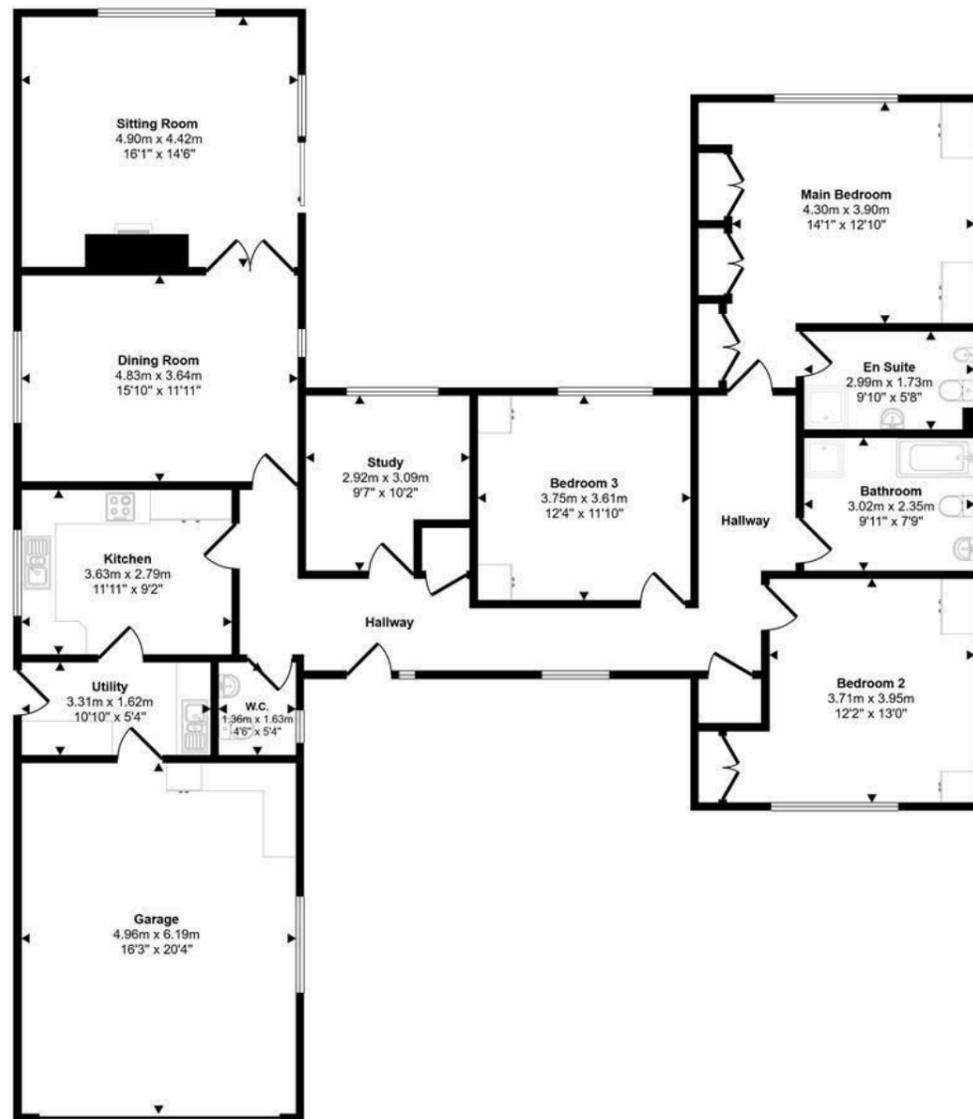


Approx Gross Internal Area
190 sq m / 2043 sq ft



Floorplan

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.



Beaulieu Close Kingston

Guide Price
£550,000

A spacious and well presented detached bungalow set within a desirable rural position in Kingston, near Hazelbury Bryan, offering well balanced accommodation, a high degree of privacy and beautifully landscaped gardens surrounding the property.

The home provides a particularly versatile layout, with generous reception space and well proportioned bedrooms all arranged across a single level, making it ideally suited to a range of buyers. The sitting room enjoys a pleasant outlook over the garden with sliding doors opening directly onto the outside space, while a separate dining room provides an ideal setting for both everyday meals and more formal entertaining.

Further flexibility is offered by a study which could also be utilised as an occasional fourth bedroom, and the property benefits from a practical kitchen with adjoining utility room. The mature wraparound gardens are a standout feature, thoughtfully landscaped with areas of lawn, established planting and pathways, creating an attractive and private setting.

Additional benefits include driveway parking and a double garage with electric door and internal access. The property is offered for sale with no onward chain.

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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	



The Property

Accommodation

Inside

The accommodation is entered via a front door into a central hallway which provides access to the principal rooms and creates a natural flow throughout the property.

The sitting room is a well proportioned and comfortable reception space, featuring an electric fire and sliding doors opening onto the garden, allowing for plenty of natural light and a pleasant outlook across the surrounding grounds. A separate dining room offers a dedicated space for entertaining and is conveniently positioned alongside the kitchen.

The kitchen is fitted in a traditional style with a range of units and worktop space, incorporating an induction hob and eye level oven, together with space and plumbing for a dishwasher. A useful utility room adjoins, providing additional storage and appliance space, along with an external door leading outside.

There is also a study which offers excellent flexibility for home working or could be used as an occasional fourth bedroom.

The bedroom accommodation is well arranged, comprising three bedrooms, with the main bedroom benefiting from built in storage and an en suite shower room. Bedroom two also includes built in storage. The accommodation is completed by the family bathroom, fitted with a bath, wash hand basin and WC, in addition to a separate cloakroom.

Outside

The property is set within a generous and well maintained plot, with a landscaped garden wrapping around the home. The garden is mainly laid to lawn with a variety of mature trees, established planting, and well defined pathways, creating an attractive and private outdoor space.

There is driveway parking and a double garage with an electric door and internal access to the property. A garden shed provides additional storage.

Useful Information

- Energy Efficiency Rating tbc
- Council Tax Band F
- Mains Drainage
- Oil Fired Heating
- Freehold
- No Onward Chain

Location and Directions

Kingston is a small rural hamlet set within the Dorset countryside, offering a peaceful and unspoilt setting surrounded by open farmland and scenic walking routes.

The nearby village of Hazelbury Bryan provides a range of everyday amenities including a village shop, primary school and public house, while the market town of Sturminster Newton offers a wider selection of shops, supermarkets and services. The historic town of Sherborne is also within easy reach and provides further shopping, schooling and leisure facilities together with a mainline railway station.

Postcode DT10 2BL

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.