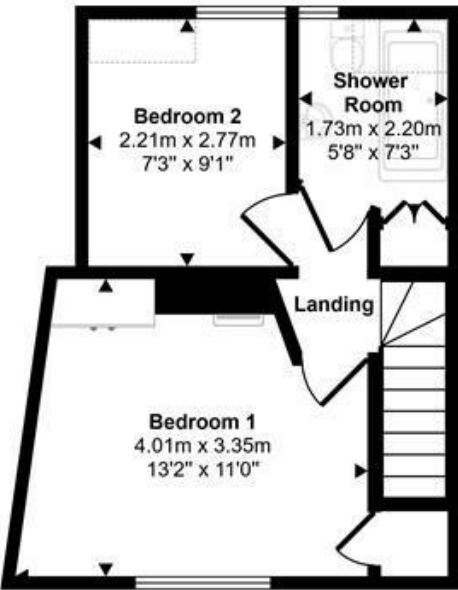


Ground Floor  
Approx 25 sq m / 274 sq ft



First Floor  
Approx 28 sq m / 297 sq ft

Denotes head height below 1.5m

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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Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

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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		



Church Street  
Sturminster Newton

Guide Price  
£250,000

A Charming Thatched Cottage with Timeless Charm and Modern Comforts:-

Situated close to the heart of the market town of Sturminster Newton, this enchanting Grade II listed thatched cottage dates back to the 1700s and is offered with no onward chain. Step inside and you'll discover a home that perfectly balances historic character with modern-day comfort — a welcoming retreat that's equally suited for relaxed living or entertaining friends.

The spacious sitting room sets the tone with its exposed feature beams, feature fireplace with a coal-effect gas stove — a charming focal point for cosy evenings and gatherings with friends. The country-style kitchen is a delight, offering plenty of space for a dining table where you can share leisurely breakfasts or host dinner parties that flow out into the garden. With underfloor heating throughout the ground floor, every corner feels warm and inviting, whatever the season. Upstairs, there are two double bedrooms, one with a lovely period fireplace, plus a contemporary shower room with a large walk in cubicle. Cottage windows frame views over the rear garden and the street to the front and fill each room with plenty of natural light.

Outside, the magical garden is a true hidden gem — surprisingly large for a town-centre cottage, with secret nooks perfect for morning coffee, summer barbecues, or evening drinks under the stars, and there is potential (subject to planning) to extend to the rear.

With riverside and countryside walks just moments away, and all the town's shops, cafés, and amenities on your doorstep, this is a home that offers the best of both worlds — a slice of rural charm right in the heart of town. Whether you're looking for a full-time haven or a weekend escape from city life, this beautiful cottage invites you to slow down, unwind, and enjoy the simple pleasures of country living.





### The Property

#### Accommodation

##### Inside

##### Ground Floor

The part paned glass front door opens into the entrance hall with stairs rising to the first floor and a latch door that opens into the sitting room. There is enough room for boots, shoes and coats. The floor is laid in a practical red tile that continues throughout the ground floor. The sitting room overlooks the street to the front with a cottage style window. You will find exposed feature ceiling beams and a fireplace with a delightful coal effect gas stove. There is underfloor heating here and in the kitchen/dining room.

From the sitting room there is another latch door that leads into a well proportioned kitchen and dining room with a stable door to the rear garden and a window with an outlook over the garden. It is fitted with soft closing floor cupboards with a corner carousel plus an eye level cabinet and wall shelves. You will find a good amount of wood work surfaces with a matching upstand and an inset ceramic sink and drainer with a swan neck mixer tap. There is an integrated freezer, space for a slot in cooker and undercounter freezer (these retro appliances are available by separate negotiation) as well as plumbing for a washing machine. The large understairs cupboard is fitted with shelves and benefits from a light.

##### First Floor

Stairs rise and curve up to the landing where there is access to the part boarded loft space with

a pull down ladder, and latch doors to the bedrooms and shower room. The shower room is fitted with a stylish modern suite consisting of a pedestal wash hand basin, WC and large walk in shower cubicle with an electric shower. The floor is laid in an attractive and practical vinyl in a wood effect herringbone pattern.

Both the bedrooms are double sized - the main bedroom looks out to the front and has a built in storage cupboards plus a built in double wardrobe. The second bedroom has an outlook over the rear garden.

##### Outside

##### Garden

The rear garden is accessed from the cottage as well as by an external path that leads through the neighbours to a gate that opens to the cottage's outdoor space. From the cottage's garden there is no further right of way, therefore the garden has great privacy. This has been delightfully landscaped with ease of maintenance in mind.

There is a paved seating area close to the back of the cottage and a meandering stone chipped path leads down to the bottom of the garden where there is a timber shed and raised planter. To either side of the path are deep beds planted with a variety of trees, shrubs and flowers - a magical cottage garden with plenty of appeal and good privacy, and much bigger than anticipated.

##### Useful Information

Energy Efficiency Rating 'Exempt' due to Grade II Listed Status

##### Council Tax Band B

Sustainable Wood Framed Cottage Style Windows - Hand made refitted timber windows and external doors, double glazed at rear Individual Electric Heaters on the First Floor and Underfloor Heating on the Ground Floor Mains Drainage Freehold No Onward Chain New thatch ridge and maintenance in 2022 No Right of Way over the Garden for Any Neighbours

##### Location and Directions

The property is lies close to the heart of the market town of Sturminster Newton. Steeped in history and tradition, the town still has a Monday Market and offers a combination of country and town living with easy access to some fabulous walking tracks, including the Trailway and nearby is the famous water mill. There is a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. Further facilities which are all about 10 miles away, may be found at Blandford, Shaftesbury, Sherborne and Gillingham both of, which have mainline train stations, serving London Waterloo and Exeter St. David's. Postcode - DT10 1DB What3words - ///represent.observe.flesh

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.