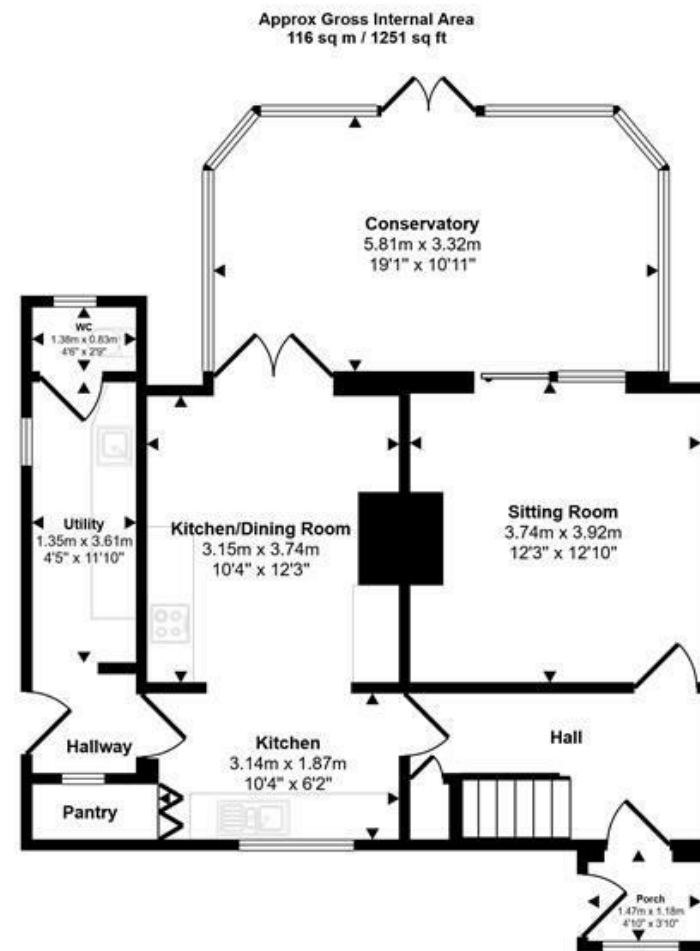
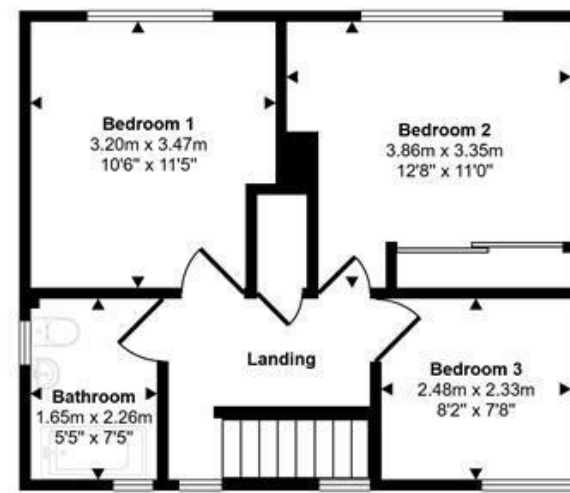




Ground Floor
Approx 74 sq m / 801 sq ft



First Floor
Approx 42 sq m / 450 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.

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	

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk



Green Close Sturminster Newton

Offers In Excess Of
£300,000

A Delightful Family Home with Stunning Views & Room to Grow

Located in a sought-after residential pocket on the edge of the charming market town of Sturminster Newton, this mature yet stylish semi-detached home offers a rare blend of comfort, space, and opportunity — perfect for first-time buyers or families looking for their forever home.

Enjoy countryside glimpses and enchanting seasonal views of the iconic Hambledon Hill, all while being just a short stroll from local schools, town amenities, and tranquil countryside walks. It's a lifestyle that combines convenience with the charm of rural Dorset.

Inside, the home offers three well-proportioned bedrooms, a modern family bathroom, and a handy downstairs cloakroom. The living spaces are light-filled and welcoming, featuring a cosy sitting room, an inviting conservatory, and an open-plan kitchen-dining room ideal for everyday living and entertaining. A separate utility room and a walk-in pantry add practicality, while thoughtful touches throughout give the home warmth and personality.

Outside, the generous front, side, and rear gardens offer fantastic outdoor space — perfect for family life, gardening enthusiasts, or future expansion. There's also driveway parking for two cars, a garage, and a powered outbuilding currently set up as a workshop and a home office — ideal for remote working, hobbies, or conversion to suit your needs.

With scope to update and personalise, this is a home with heart and potential — ready to move into, yet offering endless possibilities to make it truly your own. Don't miss the chance to put down roots in one of the town's most favoured locations.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a good sized porch with window to the front and plenty of room for coats, boots and shoes. The floor is laid in a practical wood effect LVT. A further door opens into a welcoming and bright entrance hall with stairs rising to the first floor and doors leading off to the sitting room and kitchen. There is ample room for a study area, if required. The sitting room is well proportioned with a feature fireplace and wall shelves to either side of the old chimney breast and is a lovely cosy room for family movie nights or chatting with friends. A sliding door from the sitting room opens into generously sized conservatory with windows overlooking the gardens and double door opening to the rear garden. It benefits from infrared heating and has a practical LVT flooring.

From the conservatory, double doors open into a spacious combined kitchen and dining room with window overlooking the front garden in the kitchen area. It is fitted with a range of country style floor cupboards with drawers and eye level cupboards with open ended display shelves. You will find a good amount of work surfaces with a tiled splash back and a one and a half bowl stainless steel sink and drainer with a swan neck mixer tap. There is space and plumbing for a dishwasher and space for an under counter fridge and slot in cooker. In addition, there is a wonderful walk in pantry. For appearance and practicality, the floor is laid in an attractive wood effect LVT. Also on the ground floor you will find a rear lobby with access to the side garden, utility area with cupboards, work surfaces and a sink, plus space for tumble dryer and plumbing for a washing machine. The floor is laid in a practical vinyl which continues into the WC.

First Floor

On this floor there is a good sized landing with a window to the front taking in some lovely rural glimpses of countryside and Hambledon Hill. There is the airing cupboard housing the hot water cylinder and doors leading off to the bedrooms and bathroom. You will find two double sized bedroom that overlook the rear garden with the main bedroom benefitting from fitted wardrobes and there is a generously sized single bedroom with a built in cabin bed. The bathroom is fitted with a P shaped bath with an electric shower over, pedestal wash hand basin and a WC. For practical reasons, the floor is laid in a slate effect vinyl.

Outside

Garage and Parking

These are located to the rear of the property and accessed via Alder Road. At the end of Alder Road there is a slip road, bear to the left and continue to the end. Here on the right hand side, you will find two parking spaces in front of the garage, plus a timber gate to the rear garden. The garage has an up and over door, measures 5.26 m x 2.49 m/17'3" x 8'2" and has a door to the rear garden.

Gardens

The front of the property is accessed on foot via Manston Road. A metal gate opens to a path that leads to the front door - the rest of the garden is laid to stone chippings and raised planters. A picket gate opens to another path that leads along the front another gate that opens to the rear garden. The side and front gardens are mostly laid to lawn with a circular paved area that is ideal for alfresco dining or a trampoline, there is also a bin store. This part of the garden is shielded from the road by a mature hedge and brick wall that provides excellent privacy. The rear garden is mostly laid to lawn, bordered on one side by rose and shrub beds. There is a large decked seating area to the side of the conservatory, which is perfect for family barbecue or entertaining friends. There is also a purpose built workshop with light and power, which also has an attached insulated work from home space. This building measures about 5.49 m x 3.07 m/18' x 10'1". The property enjoys generously sized outdoor space.

Useful Information

Energy Efficiency Rating E

Council Tax Band C

uPVC Double Glazing

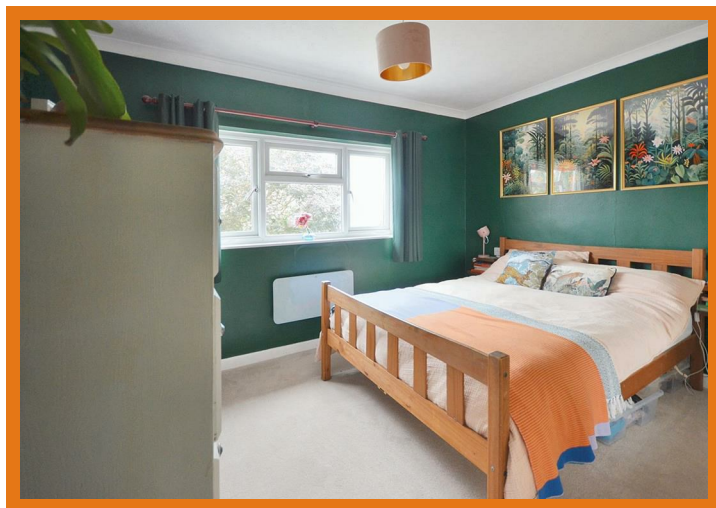
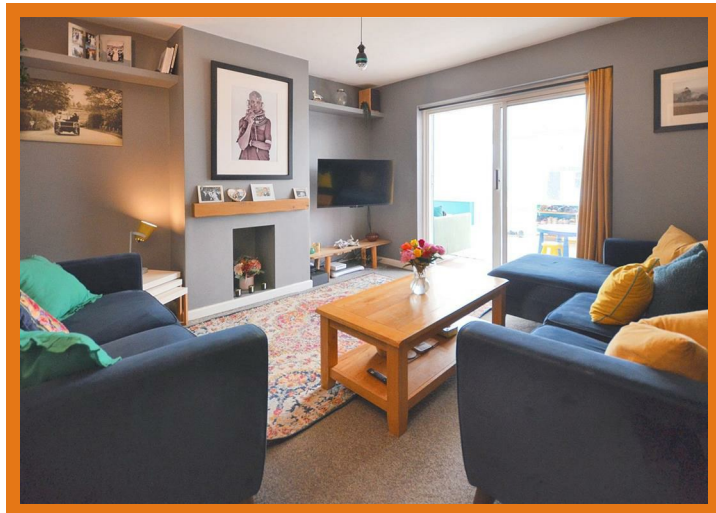
Electric Heating

Mains Drainage

Freehold

Location and Directions

The property is situated one the outskirts 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 1BL What3words - watch.left.sparrows



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.