



Common Lane
Broad Oak

Guide Price
£485,000

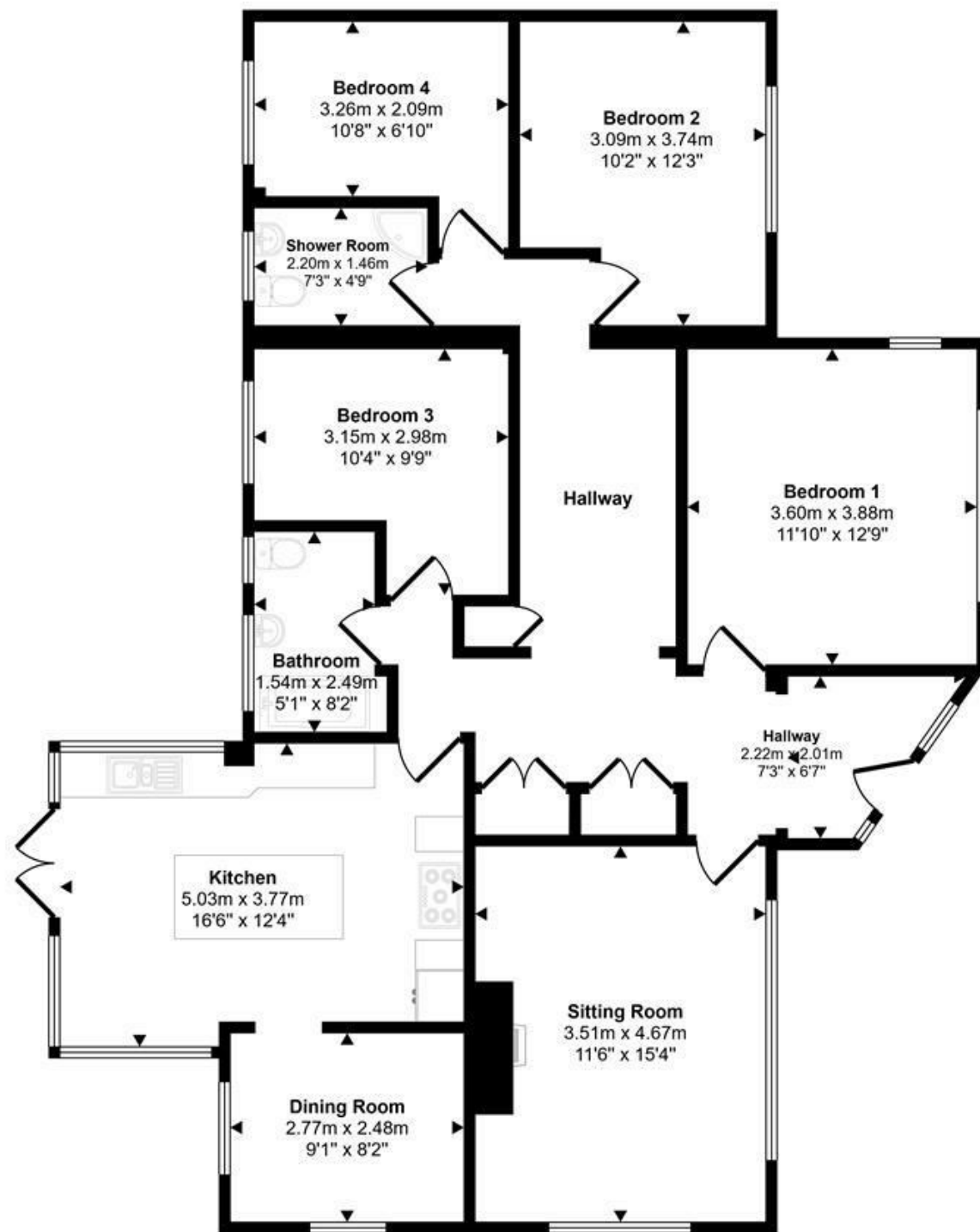
Occupying a delightful and tucked-away position off Common Lane, this detached four-bedroom bungalow is approached via a private drive shared with just one neighbouring property, immediately setting the tone for the privacy and exclusivity the home enjoys. Surrounded by open countryside and benefiting from attractive views over adjoining fields, the property offers a rare opportunity to acquire a spacious bungalow in a peaceful yet accessible rural setting.

The bungalow has been renovated and presents as a well-maintained and thoughtfully arranged home, offering generous proportions throughout. The layout has been designed to provide both comfortable day-to-day living and flexibility for a variety of buyers, whether families, those seeking single-level living, or purchasers looking for space to work from home.

A particular strength of the property is the sense of light and connection to the outdoors. Large windows and doors allow natural light to flow through the principal rooms, while the garden outlook enhances the feeling of space. The sitting room, with its double aspect and open fireplace, provides a warm and inviting focal point, balancing the modern updates elsewhere in the home with character and charm.

Externally, the gardens are a true highlight, offering a wonderful combination of lawned areas, established planting, and dedicated spaces for entertaining, play, and gardening. The high level of privacy to the side and rear further enhances the tranquil atmosphere, while the southerly aspect to the front maximises sunlight throughout the day. Altogether, this is a substantial and versatile bungalow in a highly desirable rural position, combining modern improvements, generous accommodation and beautifully arranged gardens in an enviable Dorset setting.

Approx Gross Internal Area
118 sq m / 1272 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.

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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		52	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



Accommodation

Inside
The property is entered into a welcoming hallway with built-in storage cupboards, providing practical space for coats and household essentials.

The sitting room is a particularly appealing space, enjoying a double-aspect outlook and centred around an open fireplace, adding warmth and character. A door leads through to the double-aspect dining room, which offers a bright and versatile area for formal dining or family gatherings.

The kitchen has been thoughtfully updated in a modern country style, fitted with cream-coloured units and granite worktops complemented by a tiled splashback. A central island provides additional workspace and storage, while the tiled floor adds both practicality and style. There is space for a range-style cooker, plumbing for a washing machine, and double doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living.

The bungalow offers four double bedrooms, including a principal bedroom

with en-suite facilities. The remaining bedrooms are all well-proportioned and served by the main family bathroom, which is fitted with an electric shower over the bath.

Outside

The property is approached via a private drive shared with just one neighbour, reinforcing the sense of privacy and exclusivity.

The front garden enjoys a southerly aspect and is mainly laid to lawn, taking full advantage of the sunlight and the open views across neighbouring fields. The main garden is predominantly lawned and bordered by established shrubs and flowering plants, creating an attractive and mature setting. A seating area is positioned in one corner, ideal for relaxing or entertaining. To the side, there is a barked children's play area and raised beds suitable for a vegetable patch, along with a greenhouse for keen gardeners. A laminated decking area extends to the side and rear, while a covered pergola at the back offers a sheltered outdoor space.

The rear and side gardens benefit from a

high degree of privacy, making them particularly enjoyable throughout the seasons.

The garage measures approximately 5.28m x 2.46m plus an additional 3.00m section (17'4" x 8'1" + 9'10") and is fitted with light and power, with further storage space to the rear.

Useful Information

Energy Efficiency Rating E
Council Tax Band E
uPVC Double Glazing
Oil Fired Central Heating
Mains Drainage
Freehold

Location and Directions

Broad Oak is a small rural hamlet just outside the historic market town of Sturminster Newton. Surrounded by rolling Dorset countryside, the area offers a peaceful village atmosphere while remaining within easy reach of everyday amenities. Sturminster Newton provides independent shops, cafés, schooling and riverside walks along the River Stour, making this an attractive and well-connected rural location.

Postcode - DT10 2HG
What3words - ///sounding.node.last

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.