



Offers In Excess Of
£450,000

Stourton Caundle

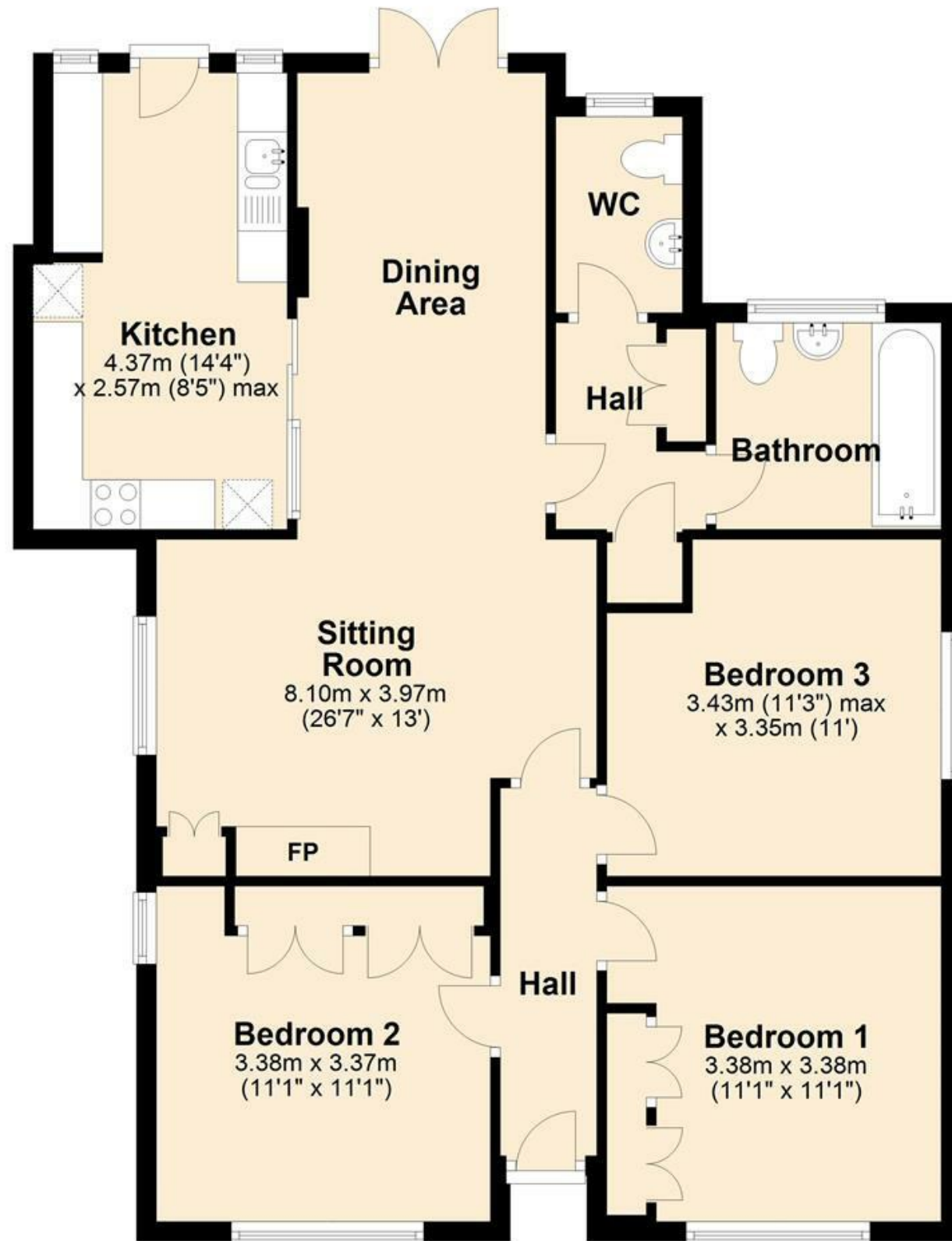
An attractive detached bungalow offering flexible accommodation with three double bedrooms, backing onto fields and enjoying a slightly elevated position in the desirable small village of Stourton Caundle. The village lies in the Blackmore Vale and boasts a church and public house. Further facilities may be found at Stalbridge, which is about two miles away. The bungalow is believed to date to the late 1920s and has been a very much cherished and enjoyed home to our sellers for the last twenty five years. During this time it has been extremely well maintained and benefits from uPVC double glazing throughout with a leaded bar, cavity wall insulation and economy 7 electric heating. The property has also been extended to the rear and provides well proportioned bright accommodation with the potential to develop upwards, if desired. The bungalow sits in beautifully landscaped gardens with a westerly rear aspect. A viewing is absolutely vital to really appreciate just what this lovely home has to offer, not just the inside space but also the outdoor areas and its location in the village.

In brief, the inside accommodation consists of entrance hall, sitting room with feature fireplace and opening to the dining area, which has double doors opening to the rear garden. There is also a good sized kitchen with plenty of storage cupboards and some built in appliances, inner hall with large storage cupboard and access to the bathroom and cloakroom. In addition, there are three double sized bedrooms, two with fitted wardrobes. Outside, there is a pretty front garden, drive parking for about six cars plus a good sized garage. There is also a lovely rear garden that backs onto fields.

Energy Efficiency Rating tba - Council Tax Band D

Floor Plan

Approx. 81.5 sq. metres (877.4 sq. feet)



Total area: approx. 81.5 sq. metres (877.4 sq. feet)

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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 | |



ACCOMMODATION

Inside

Entrance Hall

Part glazed door opens into the entrance hall. Ceiling light. Smoke detector. Coved. Picture rail. Dado rail. Economy 7 electric heater. Power points. White panelled doors to the bedrooms and pane glass door to the:-

Sitting Room

3.40m" x 4.45m" (11'2" x 14'7")
Window to the side aspect. Ceiling light. Coved. Picture rail. Economy 7 electric heater. Feature fireplace with cupboard and shelves to one side of the chimney breast. Power and telephone points. Television connection. Opens to the:-

Dining Area

4.70m" x 2.49m" (15'5" x 8'2")
Maximum measurements. Ceiling light. Access to the loft space with drop down ladder, light and part boarded. Coved. Picture rail. Economy 7 electric heater. Power points. Double doors opening out to the rear garden and enjoying views over the same to open countryside. White panelled door to the inner hall and sliding door with full height window to one side opening to the:-

Kitchen

4.37m" x 2.57m" (14'4" x 8'5")
Maximum measurements - Part glazed door with window to either side opens to the rear garden. Ceiling lights. Smoke detector. Coved. Economy 7 electric heater. Fitted with a range of buttermilk coloured country style kitchen units consisting of floor cupboards with drawers, tray space, separate drawer unit with deep pan drawers and open shelves plus eye level cupboards and open shelves. Generous amount of wood effect work surfaces. Part tiled walls. One and a half bowl stainless steel sink and drainer with mixer tap. Ceramic hob with extractor hood over. Built in eye level double electric oven with storage cupboards above and below. Space and plumbing for a washing machine and slimline dishwasher. Space for a fridge/freezer and for a tumble dryer. Ceramic tiled floor.

Bedroom One

3.38m" x 3.38m" (11'1" x 11'1")
Window with view to the front garden. Ceiling light. Coved. Picture rail. Economy 7 electric heater. Power points. Two fitted double wardrobes with hanging rails and shelves plus overhead storage cupboards.

Bedroom Two

3.38m" x 3.38m" (11'1" x 11'1")
Window with outlook over the front garden and partial countryside view in the distance. Ceiling light. Coved.

Economy 7 electric heater. Power points. Fitted double cupboard with shelves to one side and hanging rail and shelf to the other.

Bedroom Three

3.43m" x 3.35m (11'3" x 11')
Maximum measurements. Window to the drive side. Ceiling light. Coved. Picture rail. Wall shelves. Economy 7 electric heater. Power points.

Inner Hall

Ceiling light. Coved. Coat hooks. Economy 7 electric heating Airing cupboard housing the hot water cylinder and fitted with a slatted shelf. Double sized storage cupboards with overhead storage. White panelled doors to cloakroom and to the:-

Bathroom

Obscured glazed window with tiled sill to the rear elevation. Ceiling light. Coved. Extractor fan. Fitted with a modern suite consisting of low level WC, pedestal wash hand basin and bath with electric shower over and full height tiling to the surrounding walls. Wall mounted bathroom cabinet. Economy 7 electric heater. Ceramic tile effect vinyl flooring.

Cloakroom

Obscured glazed window with tiled sill to the rear elevation. Ceiling light. Coved. Extractor fan. Bathroom cabinet. Economy 7 electric heater. Low level WC. Pedestal wash hand basin with tiled splash back, shelf, mirror and light over. Ceramic tiled floor.

Outside

Garage and Parking

The property is approached from the lane onto a long tarmacadam drive, which widens out and leads up to the garage. There is plenty of space to park at least six cars. The garage has an up and over door.

Gardens

The gardens have been beautifully landscaped with areas laid to lawn and bordered by well stocked shrub and flower beds. The rear has a paved seating area and storage to the back of the garage where there is a useful timber garden shed. There is also an outside tap. The gardens are of a good size, offering excellent privacy with the rear boasting views over the adjoining countryside and enjoying a westerly aspect.

Directions

From Sturminster Newton

Leave Sturminster heading towards Sherborne. Take a left turn onto Waterloo Road just after the turning for Sherborne and continue to the end. Turn left. The property will be found on the right. Postcode DT10 2JN



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