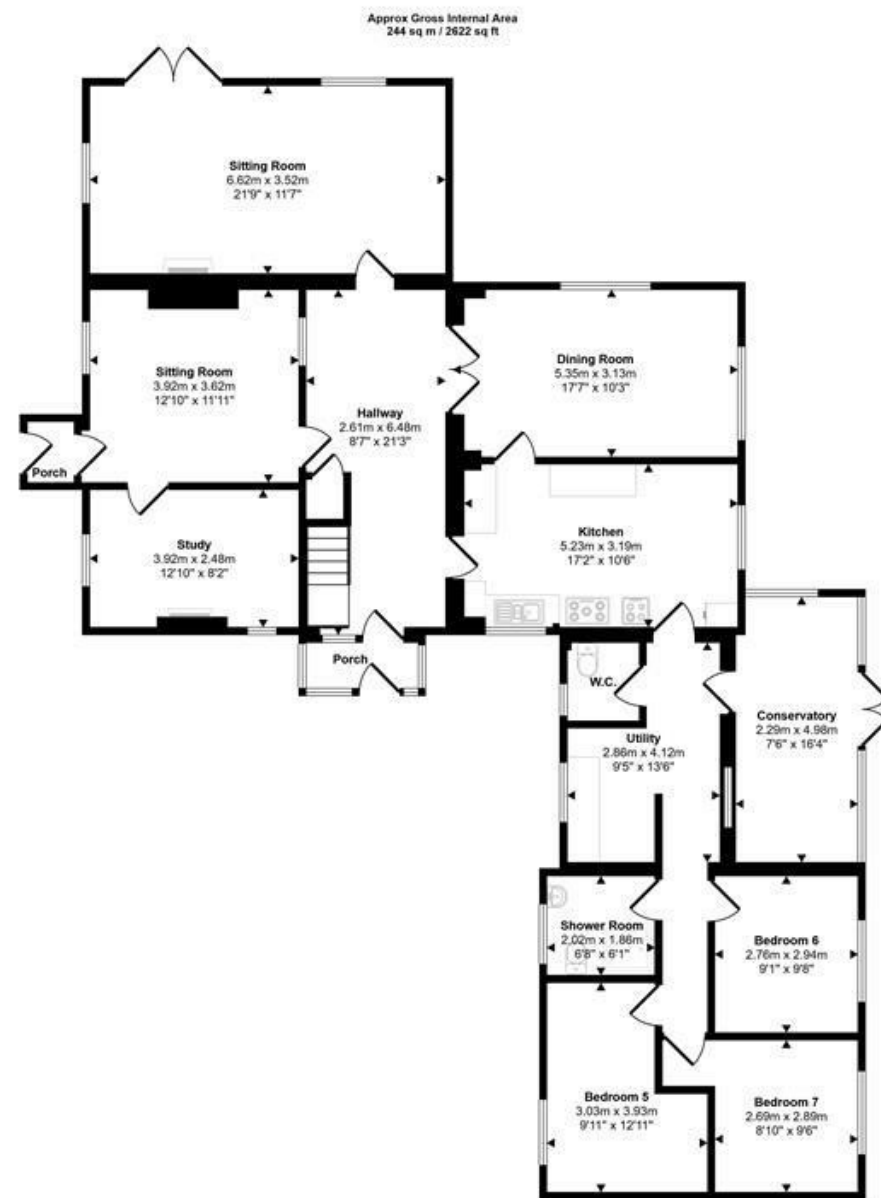




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	59	73
EU Directive 2002/91/EC		



Broad Oak Sturminster Newton

Guide Price
£700,000

A substantial and characterful seven bedroom detached house set within approximately 1.9 acres, situated in the peaceful village of Broad Oak on the outskirts of Sturminster Newton, enjoying wonderful far reaching countryside views and backing onto open fields. Offered for sale with the benefit of no onward chain.

A truly unique and versatile property, the house offers an exceptional amount of living space arranged over two floors and extending to approximately 2,622 square feet. The ground floor is particularly impressive, offering two generous sitting rooms, a study, a traditional kitchen with AGA, a dining room, utility room, conservatory and a downstairs WC. Three of the seven bedrooms are situated on the ground floor in an area that could lend itself to annexe potential, ideal for multi-generational living or as a bed and breakfast opportunity, with a shower room serving this area. On the first floor there are four further bedrooms, the principal benefitting from built-in storage and an en-suite shower room, together with a family bathroom.

The property sits within wrap around gardens and grounds, completely private and enjoying a wonderful sunny aspect. There is a large lawned garden, patio area and an orchard with fruit trees, together with a paddock and an old barn offering exciting potential for conversion, subject to the necessary consents. Driveway parking is available for at least four vehicles.



The Property

Inside

A porch leads into the generous entrance hall, a wonderfully spacious area with stairs rising to the first floor and doors leading off to the principal ground floor rooms. The main sitting room is a particularly impressive space with an impressive brick fireplace and double doors opening directly out to the garden. A second sitting room is a cosier space with its own porch leading to the outside, an exposed wooden beam, a feature brick wall and a door leading through to the study, which has a brick fireplace and could equally serve as a snug or home office.

The kitchen is a well appointed room fitted with shaker-style floor and eye-level cupboards, wooden worksurfaces and a tiled floor, housing an AGA with space for further appliances and a dining table. Enjoying a double aspect with windows to both the garden and the front of the property, the kitchen connects through to the dining room, a generous and sociable space, with a door also leading off to the utility room. A conservatory provides a further pleasant reception space.

Also on the ground floor there are three bedrooms served by a shower room, offering a flexible and versatile space with annexe potential, ideal for multi-generational living or a variety of other uses.

First Floor

The landing gives access to all four bedrooms and the family bathroom. The principal bedroom is a particularly generous room benefitting from built-in storage and its own en-suite shower room, while bedroom two also benefits from built-in storage. The family bathroom serves the remaining bedrooms.

Outside

Garden

The property sits within wrap around gardens and grounds, completely private with wonderful far reaching countryside views. A large lawned garden wraps around the property with a patio area and an orchard at the bottom of the garden. A paddock and an old barn offer exciting potential for further development or conversion, subject to the necessary consents, and could equally lend themselves to smallholding use, representing a wonderful blank canvas for an incoming purchaser.

Parking

A tarmacadam driveway provides parking for at least four vehicles.

Useful Information

Energy Efficiency Rating D
Council Tax Band F
Gas Fired Central Heating
Private Septic Tank Drainage
Cottage Style Casement Windows
Freehold
No Onward Chain

Location and Directions

Broad Oak is a small rural hamlet set within attractive North Dorset countryside, offering a peaceful setting surrounded by farmland and scenic walking routes. The nearby market town of Sturminster Newton provides everyday amenities including shops, schools, and leisure facilities, while a wider range of services can be found in Blandford Forum and Sherborne.

Postcode DT10 2HG

What3words ///land.torn.sandpaper

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.