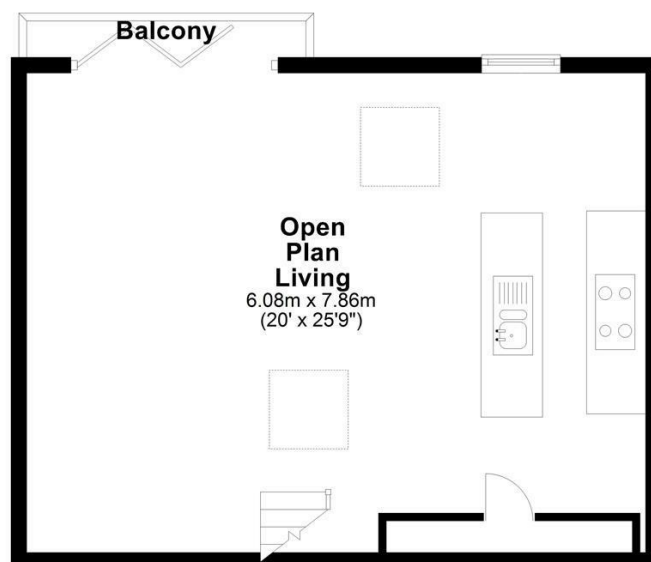


Ground Floor  
Approx 80 sq m / 858 sq ft

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.

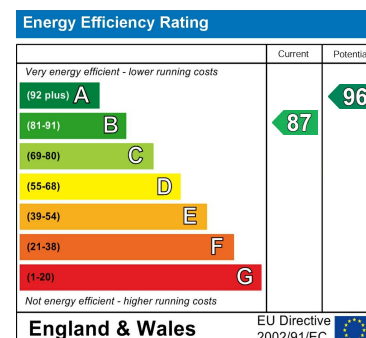
**First Floor**  
Approx. 47.8 sq. metres (514.5 sq. feet)



Total area: approx. 47.8 sq. metres (514.5 sq. feet)

**1 Market House**  
**Market Place**  
**Sturminster Newton**  
**Dorset**  
**DT10 1AS**

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## Plumber Farm Sturminster Newton

**Guide Price**  
**£525,000**

A beautifully presented end-of-terrace home that offers much more than meets the eye, with four double bedrooms, lovely rural views, a car barn, private parking, and the added benefit of no onward chain.

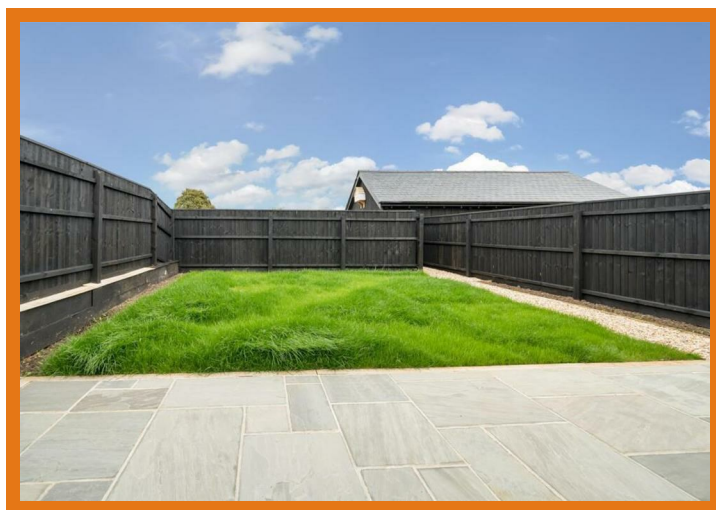
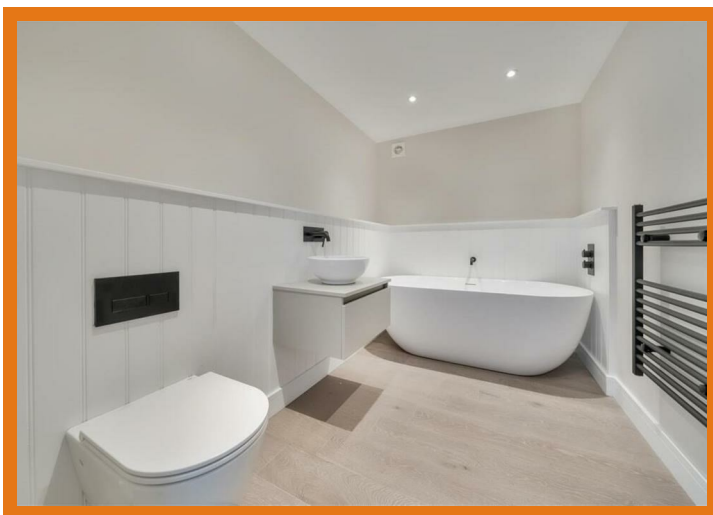
The property is part of a small gated development made up of converted barns and former milking sheds, set within a conservation area less than two miles from the market town of Sturminster Newton. The town provides a mix of independent shops and national stores, doctors and dentists, schools for all ages, and a choice of entertainment venues. The historic town of Sherborne is about twelve miles away and has a mainline train station with services to London Waterloo and Exeter St. David's.

The house has an attractive red brick front and timber cladding at the rear, blending in with the surrounding countryside. Inside, it has been finished to a high standard with quality fixtures and fittings throughout. Beautifully detailed with a pivot-hinged front door for added security and style, soft-close kitchen units with integrated appliances, luxury bathroom suites, and modern underfloor heating powered by an efficient air source heat pump.

The layout offers a contemporary feel, with a spacious open-plan living area on the first floor that takes full advantage of the views, featuring a Juliette balcony. The four bedrooms are on the ground floor and offer flexibility depending on your needs.

This is a fantastic property that really needs to be seen in person to appreciate everything it has to offer as well as its location.





## The Property

### Accommodation

#### Inside

##### Ground Floor

A pivot hinged, vertical paneled timber front door opens into the welcoming entrance hall with skylight window to the front aspect. From the hall there is access to all the ground floor rooms. There is also an airing cupboard housing the hot water cylinder. You will find at the front of the property bedroom three and four with space for a double bed and bedside tables. A good sized bathroom equipped with a bath, wall hung basin with storage and WC. Following along the hallway you will find bedroom two with double doors opening out to the paved seating area to the rear and enjoying a partial rural outlook. Bedroom one is a good sized double bedroom with a window outlook over the rear garden and partial countryside view in the distance. Bedroom one has a spacious ensuite equipped with a step in shower cubicle, wall hung basin and under storage and WC.

##### First Floor

Stairs rise up to a bright and spacious open plan sitting area and kitchen with

bi-folding doors to a Juliette balcony with views over the rear garden neighboring countryside. This large open space allows ample room for a good sized settee, arm chairs and dining table to entertain friends or share a family meal over. Laid down with an attractive engineered oak flooring throughout.

The Kitchen is fitted with a range of sleek, soft closing handleless kitchen units consisting of floor and eye level cupboards, generous amount of granite work surfaces, matching upstand. Built in electric oven with storage cupboards above and below and tall larder cupboards to either side. Built in microwave and induction hob with extractor hood above. Island with granite top and inset one and half bowl sink with swan neck aerator mixer tap, floor cupboard under and integrated dishwasher, washing machine and an American style fridge and freezer.

#### Outside

The property is approached from the front via paved steps that lead down to a wide paved area with bed to one side, planted with a variety of shrubs. This has been laid to lawn with a paved seating area to the back of the house and graveled path that

leads to a gate, which opens to the car barn and parking. The garden provides a perfect amount of scope to make your own.

### Useful Information

Energy Efficiency Rating B  
Council Tax Band E  
Sustainable Wood Framed Double Glazing  
Air Source Heat Pump - Underfloor heating  
Communal Treatment Plant for Drainage  
Freehold with a community charge of about £600 per year  
No Onward Chain

### Directions

#### From Sturminster Newton

Leave Sturminster Newton via Bridge Street. Go over the bridge and head towards Sherborne. Turn left into Glue Hill heading towards Hazelbury Bryan. After about a mile and a half, proceed over the small bridge. Plumber Country House will be on the left and a little further on on the right will be the entrance to Plumber Farm. Turn onto the drive and then to the left, which leads to the barns. Postcode DT10 2AG

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.