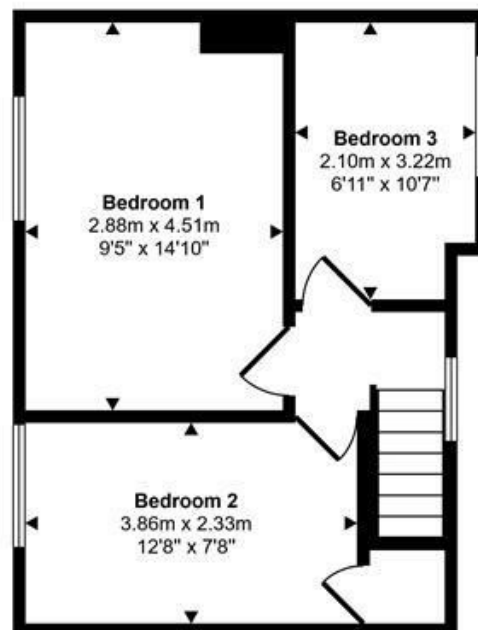


Ground Floor
Approx 37 sq m / 396 sq ft

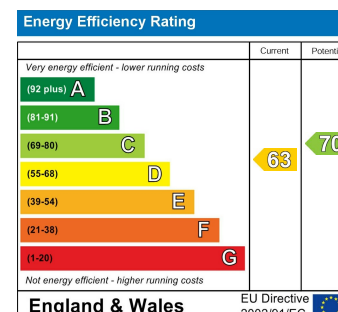


First Floor
Approx 35 sq m / 374 sq ft

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.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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



Guide Price
£275,000

Broad Oak

Spacious Semi-Detached Home with Breath-taking Views and Exceptional Parking

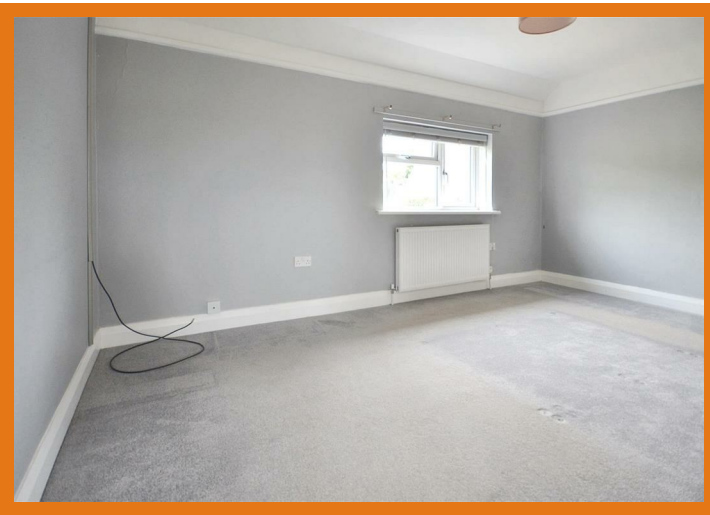
Set in a popular elevated village with stunning far-reaching views over the Blackmore Vale, this spacious semi-detached home combines charm, flexibility, and excellent outdoor space—making it a fantastic choice for families and outdoor enthusiasts alike.

The property offers three generously sized bedrooms, including two doubles and a large single, alongside a bright and inviting sitting/dining room with an open fire, which adds character and warmth to the room - perfect for chilly afternoons and evenings. The kitchen features a walk-in store, while a ground floor shower room and rear lobby with cloakroom provide added convenience.

Outside is where this home truly stands out: there's extensive parking, perfect for multiple vehicles—and ample space to accommodate a motorhome, boat, caravan, or trailer with ease. Whether you're an adventurer, hobbyist, or simply need extra storage, this setup delivers rare versatility.

A large front garden adds to the sense of space, while a private courtyard to the side and a raised seating area to the rear, complete with a purpose-built shed, offer secluded spots to relax or entertain.

With no onward chain and plenty of scope to make it your own, this is a wonderful opportunity to create a bespoke home in a highly sought-after rural location.



The Property

Accommodation

Inside

Ground Floor

The front door lies to the side of the house and opens into a welcoming and bright entrance hall with a window to the front. Doors lead off to the sitting room, kitchen and shower room, and stairs rise to the first floor. Beneath the stairs there is a large walk in store that also houses the boiler. The floor is laid in a wood effect laminate that continues into the sitting/dining room.

The sitting/dining room enjoys a double aspect with a window to the rear and to the front overlooking the garden. There is an open fireplace with a tiled surround and the original picture rail. The kitchen has a window to the rear and is fitted with a range of wood effect units consisting of floor cupboards with drawers and eye level cupboards. There is a good amount of work surfaces with a tiled splash back and a stainless steel sink and drainer. You will find spaces for your white goods. There is also a walk in cupboard and door to the rear lobby where there is access to the rear garden and to a WC.

Also on the ground floor is the main family shower room, which is fitted with a modern suite consisting of a large walk in shower with an electric shower, WC and wall mounted wash hand basin.

First Floor

On this floor you will find two generously sized double sized bedrooms and a large single bedroom that has the best view in the house - far reaching views over the Blackmore Vale countryside.

Outside

Parking

The property is approached from the lane onto a generously sized drive that is laid to stone chippings. There is ample space for multiple cars or to store a caravan, boat, horse box or motor home.

Gardens

The main garden lies to the front of the house and is laid to lawn. To the side of the property, you will find a large paved patio that has a high degree of privacy plus two sheds. Whilst to the back of the house there is a raised seating area beneath a pergola and a purpose built shed that measures 1.83 m x 2.44 m/6' x 8'.

Useful Information

Energy Efficiency Rating E
Council Tax Band ?
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold
No Onward Chain

Location and Directions

The property is situated in the small elevated hamlet of Broad Oak, which has access to some beautiful countryside walks, including, Piddles Wood and of historical interest, Fiddleford Manor and the Trailway are not far away. Just a mile away is Sturminster Newton, a small market town, which hosts a yearly cheese festival and offers a combination of country and town living. There are a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues, which include The Exchange where many events are hosted. The village is close to excellent communication links and with easy access of major towns - all within about 10 miles away and include the Georgian town of Blandford and the hilltop town of Shaftesbury plus Sherborne and Gillingham, both of which, have mainline train stations.
Postcode - DT10 2HD
What3words - assorted.collides.sulk

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.