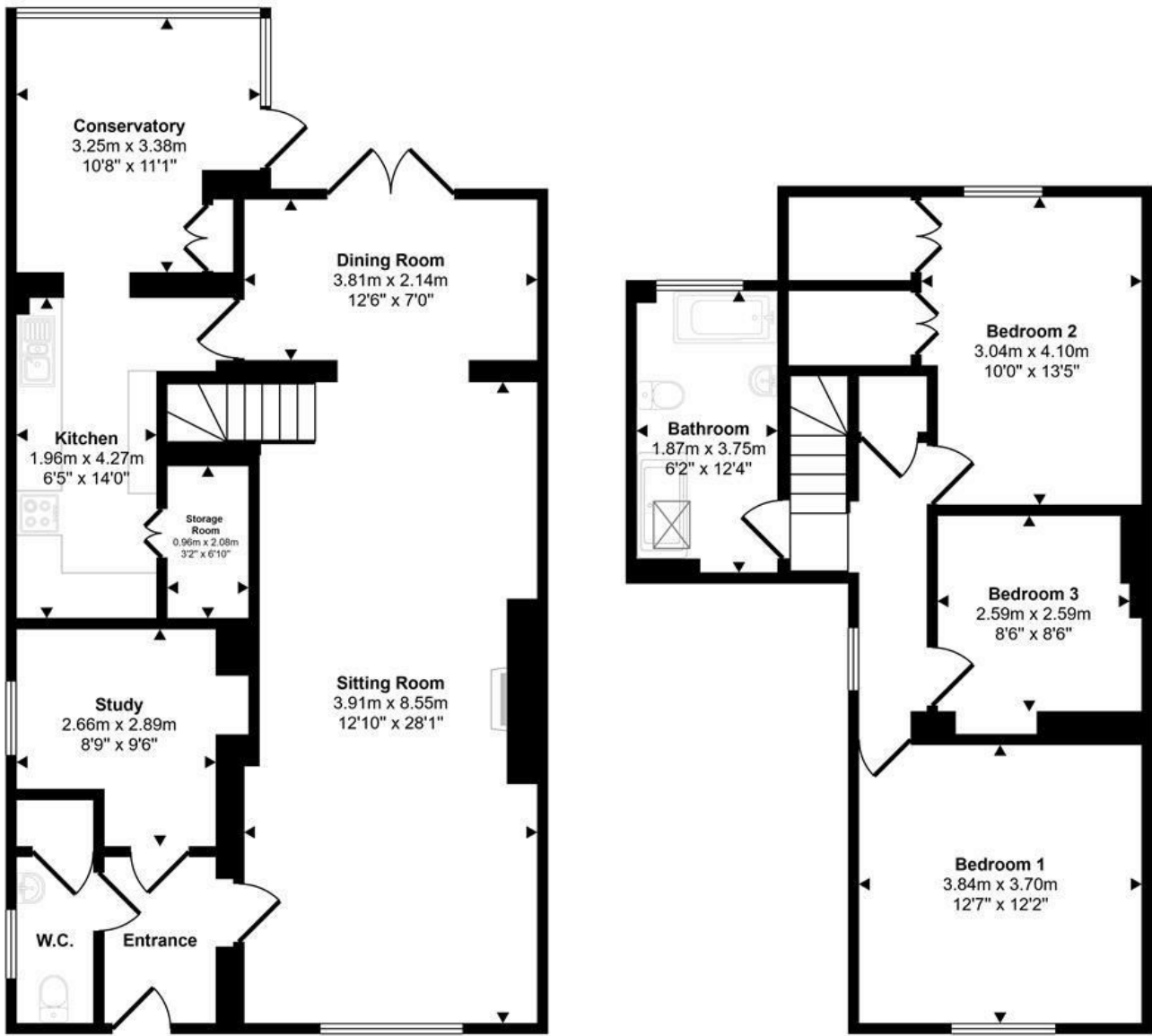


Approx Gross Internal Area
139 sq m / 1494 sq ft



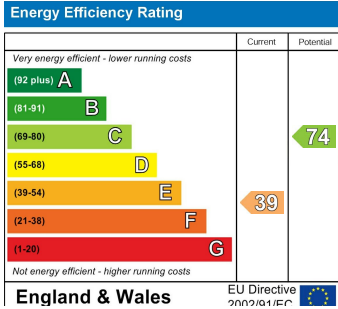
Ground Floor
Approx 84 sq m / 905 sq ft

First Floor
Approx 55 sq m / 589 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.

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Manston

Guide Price
£425,000

Enchanting 1860s Cottage with Breathtaking Views – Manston, Near Sturminster Newton

Set back from the road, on the edge of the peaceful village of Manston and just minutes from the well served market town of Sturminster Newton, this captivating semi-detached cottage dates back to 1860 and is bursting with warmth, and potential.

Enjoying a stunning backdrop of Dorset's finest scenery — with sweeping views of both Hambledon Hill and Bulbarrow — this is a home that offers not just space, but a true sense of place.

Inside, the accommodation is full of charm and flexibility. The heart of the home is a long, open-plan sitting and dining room, featuring an exposed brick fireplace with a cosy wood-burning stove, and generous space to relax or entertain. A separate room on the ground floor offers versatility — ideal as a formal dining room, home office, or even a fourth bedroom. The kitchen is perfectly in keeping with the cottage's rustic feel, with country-style cabinetry, a walk-in pantry, and some appliances, while the conservatory provides a tranquil spot to soak in garden views year-round. Upstairs, you'll find three spacious double bedrooms and a large, light-filled bathroom, all offering wonderful outlooks over the surrounding countryside. A downstairs cloakroom adds everyday practicality.

Outside, the charm continues with a large beautifully landscaped private, established garden, off-road parking, and a garage — offering plenty of space for outdoor living, gardening, or simply enjoying the peaceful setting.

Lovingly kept, yet with exciting scope to personalise and enhance, this fabulous home is ideal for those seeking rural beauty, timeless character, and everyday convenience — all wrapped up in one irresistible package.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a good sized welcoming entrance hall with doors leading off to the sitting room, study/bedroom four and to the cloakroom, which is fitted with a WC and wash hand basin. There is ample room in the hall for coats, boots and shoes. The long sitting and dining room has a window to the front and double doors leading out to the rear garden. There is plenty of space for settees and armchairs as well as for a large dining table and chairs. There is brick built fireplace with a wood burner that adds warmth and character to the room. From the sitting room stairs rise to the first floor and a door opens to the kitchen.

The kitchen is fitted with a range of modern country style units consisting of floor cupboards, separate drawer unit and eye level cupboards with counter lighting beneath. You will find a good amount of work surfaces with a tiled splash back and a one and a half bowl stainless steel sink and drainer with a swan neck mixer tap. There is a walk in pantry with shelves plus space and plumbing for a dishwasher and washing machine as well as room for a fridge/freezer and the Everhot range style cooker is included. From the kitchen there is an opening to the conservatory that has a wonderful view over the garden to the

countryside beyond.

First Floor

On this floor you will find three generously sized double bedrooms, plus a good sized bathroom that is fitted with a modern suite consisting of a large walk in shower, WC, bath and vanity wash hand basin.

Outside

Parking and Garage

From the road there is a drive that leads to the rear of the property where there is parking for at least two cars and a single garage.

Gardens

From the road a metal gate opens to the long front garden where a path leads up to the front door. The rest is laid to stone chipping for easy maintenance and shielded from the road by a high hedge. A gate to the side leads along the side of the cottage to the rear garden. Immediately to the back of the cottage there is a paved seating area with a view over the garden and adjoining countryside. The rest of the garden has been beautifully landscaped with curving lawn and beds that are stocked with a variety of mature trees, shrubs and flowers. You will find a vegetable patch, greenhouse, shed and summerhouse. A gate towards the end of the garden opens to the parking bays.

Useful Information

Energy Efficiency Rating E

Council Tax Band E
uPVC Double Glazing
Oil Fired Central Heating
Septic Tank that serves the two semi detached properties
Freehold

Location and Directions

Manston is a small village, three miles from the market town of Sturminster Newton. The village boasts a public house and village hall with Child Okeford about two miles away, which has an active community and many events centred around the village hall and community centre. There is also a post office/stores, primary school, doctors surgery, two public houses and garden centre with an organic farm shop, art gallery and café. Sturminster Newton offers a further range of amenities and schooling for all ages.
Postcode - DT10 1HA
What3words - birthing.aliens.novelist (to the parking area)

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.