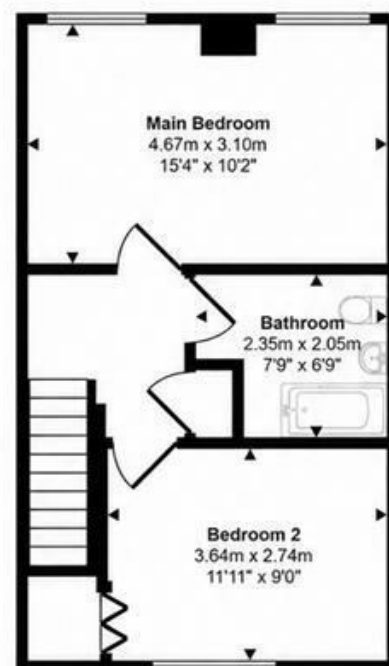


Ground Floor
Approx 38 sq m / 409 sq ft



First Floor
Approx 38 sq m / 413 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.



Newton Gate
Sturminster Newton

Guide Price
£285,000

A charming and characterful two bedroom thatched cottage, forming part of an exclusive small development on the fringe of the popular Dorset market town of Sturminster Newton. Built approximately twenty years ago with an attractive brick and flint façade and cottage style windows, this is a truly appealing home that combines character and charm with comfortable and practical everyday living. A short walk into town reveals a good range of shops, pubs, restaurants and schooling for all ages, with some wonderful country and riverside walks also close by.

The accommodation extends to approximately 820 square feet across two floors, with a generous sitting room with open fire and French doors to the garden, an open plan kitchen and dining room and a cloakroom on the ground floor. To the first floor, two generous double bedrooms are found, one benefiting from a built-in wardrobe, both served by the family bathroom.

Outside, the garden has been thoughtfully landscaped for ease of maintenance, laid to gravel and planted with a variety of trees, shrubs and flowers. Fully enclosed and enjoying a westerly aspect, the garden offers a good degree of privacy and a pleasant outdoor space. A larger than average single garage with parking to the front, along with additional parking to the front of the property, complete the outdoor space.

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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	69	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



The Property

Inside

Ground Floor

An entrance hall with a useful storage cupboard and cloakroom leads through to the principal rooms. The sitting room is a generous and comfortable reception space, with an open fire set within a polished stone surround creating a warm and inviting focal point, and French doors opening directly onto the rear garden. The kitchen and dining room is a well proportioned everyday space, fitted with modern country style units, wood effect work surfaces, an electric aga and space for a washing machine and under counter fridge.

First Floor

Stairs rise to the landing where two well proportioned double bedrooms are found. The principal bedroom enjoys a pleasant outlook over the rear garden, with the second bedroom to the front having a useful built-in wardrobe. Both bedrooms are served by the family bathroom

Outside

Garden

A fully enclosed and easy to maintain rear garden enjoying a westerly aspect and a good degree of privacy. Thoughtfully landscaped and laid to gravel, the garden is planted with a variety of trees, shrubs and flowers, creating a charming and attractive outdoor space throughout the seasons.

Garage & Parking

A larger than average single garage is located a short distance from the property, with an up and over door and parking in front. Additional parking is also found to the front of the house.

Useful Information

Energy Efficiency Rating C
Council Tax Band D
Mains Drainage
Gas Fired Central Heating
Cottage Style Double Glazed Windows
Freehold
No Onward Chain

Location and Directions

Sturminster Newton is a popular and historic market town set in the heart of the Blackmore Vale, offering a strong sense of community alongside a wide range of everyday amenities. The town provides a good selection of independent shops, supermarkets, cafés, public houses and restaurants, together with primary and secondary schooling, medical facilities and leisure facilities, as well as plenty of countryside walks nearby. There are also plans for an Aldi to be built close by, further adding to the existing amenities. There are good road links to surrounding towns including Blandford Forum, Sherborne, Shaftesbury and Dorchester, while mainline railway stations at nearby Sherborne and Gillingham provide direct services to London Waterloo.

Postcode DT10 2EU

What3words ///putty.corrode.journals

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