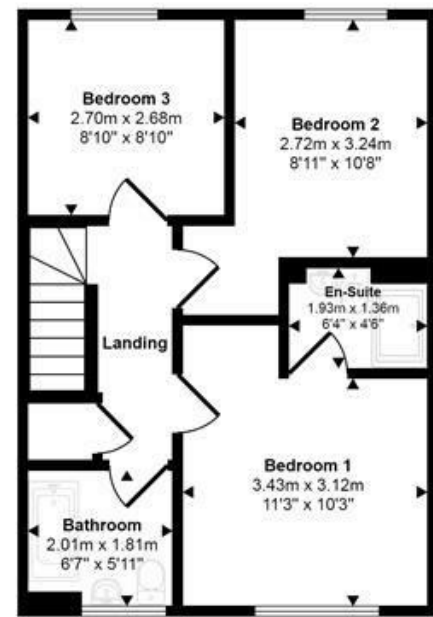




Ground Floor
Approx 50 sq m / 535 sq ft



First Floor
Approx 45 sq m / 482 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Hammer Mill Lane
Sturminster Newton

Guide Price
£385,000

A well presented three bedroom detached house situated on the outskirts of the market town of Sturminster Newton, which offers a good range of everyday amenities and easy access to some wonderful countryside and riverside walks.

Built in 2024 and finished to a high standard throughout, the property benefits from Amtico flooring across the ground floor and has been thoughtfully designed with modern living in mind. On the ground floor there is an entrance hall, a double aspect sitting room, cloakroom and a generous open plan family/dining room and kitchen with double doors opening to the rear garden, together with a separate utility room. On the first floor there are three double bedrooms, the principal benefitting from an en-suite shower room, together with a family bathroom.

Outside, the rear garden has been attractively landscaped and is fully enclosed with a sunny aspect. There is a driveway with parking for three cars and a larger than average single garage with an EV charging point.



The Property

Inside

Ground Floor

The front door opens into a bright and inviting entrance hall with stairs rising to the first floor and doors leading off to the sitting room, open plan living space and the cloakroom, which is fitted with a WC and a pedestal wash hand basin. For appearance and practicality, the floor is laid in an attractive wood effect Amtico that continues throughout the ground floor.

The sitting room (currently used as a bedroom) benefits from a double aspect with two windows to the drive side and one overlooking the front garden. There is plenty of room for settees and armchairs. At the back of the house, you will find a spacious open plan area that can be tailored to suit your own style. There is plenty of room for a large dining table as well as settees for relaxing. Double doors open out to the rear garden. The kitchen area has a window to the rear, and is fitted with a stylish range of soft closing floor cupboards, separate drawer unit with deep pan drawers and cutlery tray plus eye level cupboards. You will find a generous amount of work surfaces (including a breakfast bar) with a matching upstand and a one and a half bowl stainless steel sink and drainer with a swan mixer tap. There is a built in electric oven with storage above and below, an integrated fridge/freezer and dishwasher, plus a gas hob with an extractor hood above. From the

kitchen, a door opens to the utility, which is fitted with matching units, plumbing for a washing machine and has a door to the drive.

First Floor

On this floor, you will find three double bedrooms, the main bedroom benefits from an en-suite shower room plus there is the family bathroom. This is fitted with a modern suite consisting of a bath with a mains shower above, WC and a pedestal wash hand basin.

Outside

Garden

A paved path leads from the drive to the front door, with the remainder of the front garden laid to lawn with shrubs and a tree. The rear garden has been attractively landscaped with a paved seating area to the back of the house and artificial grass beyond, divided by a sleeper border. Beds are planted with a variety of grasses, shrubs and trees. There is a wildlife pond and a garden shed. The garden is fully enclosed and enjoys a good degree of sunshine.

Parking

The property is approached onto a tarmac driveway with parking for three cars, leading to the single garage. This has an up and over door, light, power and rafter storage.

Useful Information

Energy Efficiency Rating B

Council Tax Band D
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold

Circa 8 years New Build Warranty
There will be an Estate Charge of around £300 per annum

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 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 1GF

What3words - ///rumble.scrub.appetite

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.