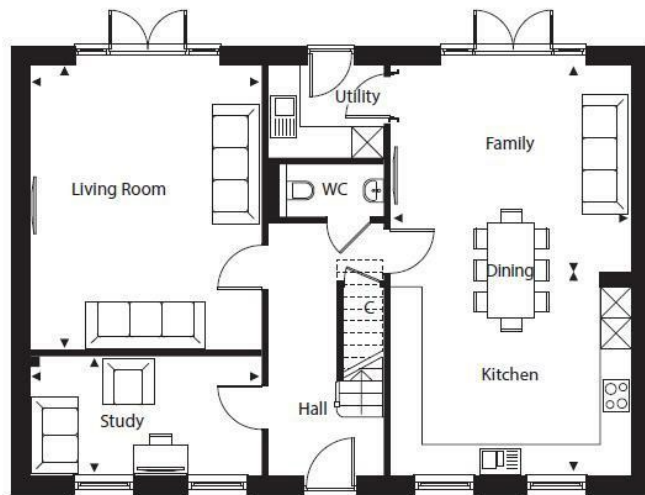


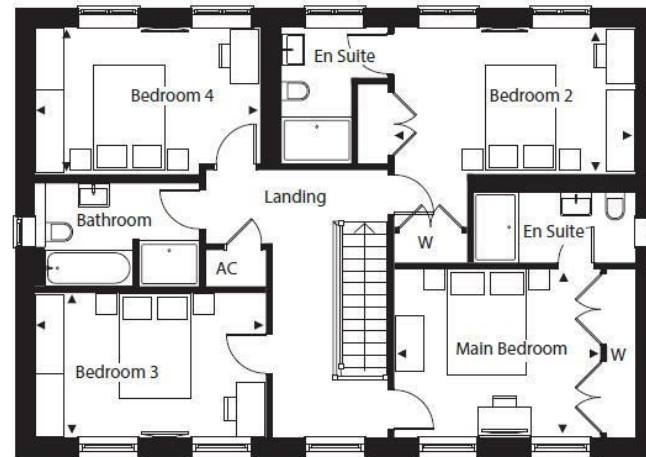
## Fiddleford Ridge - The Upwey Plot 25 & 94



Ground Floor

Kitchen	4.66m x 3.95m	15' 3" x 12' 11"
Family/Dining	4.66m x 4.00m	15' 3" x 13' 1"
Living Room	4.49m x 5.50m	14' 9" x 18' 1"
Study	4.49m x 2.30m	14' 9" x 7' 7"

TOTAL FLOOR AREA 185m<sup>2</sup> 1995ft<sup>2</sup>



First Floor

Main Bedroom	3.99m x 3.26m	13' 1" x 10' 8"
Bedroom 2	4.67m x 2.85m	15' 3" x 9' 4"
Bedroom 3	4.50m x 2.80m	14' 9" x 9' 2"
Bedroom 4	4.39m x 2.85m	14' 5" x 9' 4"

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

t. 01258 473030  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## Fiddleford Ridge Sturminster Newton

Prices From  
£775,000

Welcome to your dream family home - built by luxury builder Wyatt Homes and beautifully finished, this home is packed with everything you need for modern family life. Set on the edge of town in a peaceful location, yet just a short walk from shops, schools, and the popular Trailway, and river and countryside walks, this spacious detached home offers the best of both worlds.

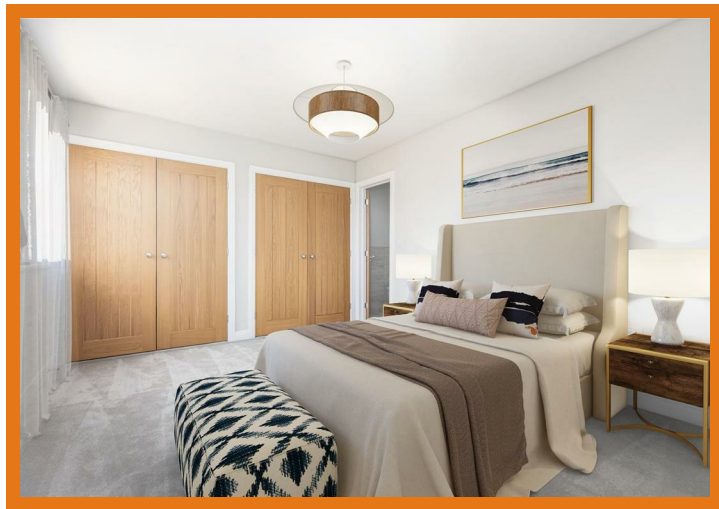
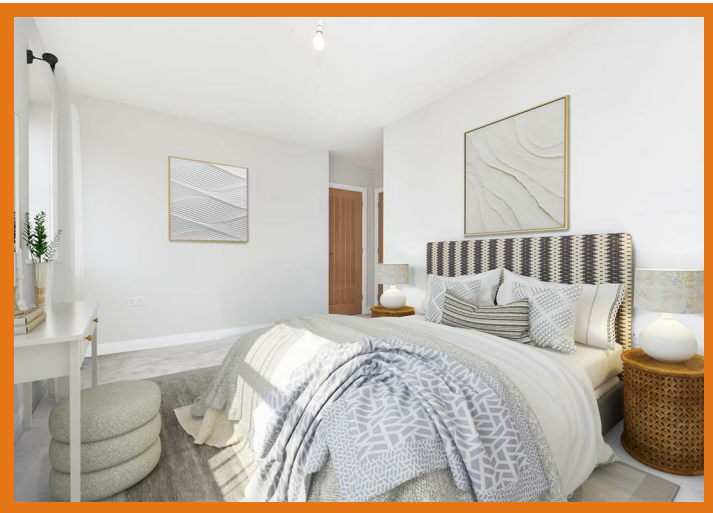
Inside, there's room for everyone to spread out. With four generous double bedrooms - two with en-suite shower rooms - you will never feel short on space. The separate study is perfect for homework, hobbies, or working from home, while the bright and spacious sitting room is made for relaxing evenings in together.

The heart of the home is the stunning open-plan kitchen/dining/family room - a real showstopper that runs the full depth of the house. It's ideal for busy mornings, laid-back weekends, and entertaining friends. With sleek contemporary finishes, plenty of storage, and built-in appliances, this kitchen is made for real life. A handy utility room and downstairs cloakroom add everyday convenience.

Outside, the double garage and ample driveway mean there's space for bikes, scooters, and cars- including future-ready provision for an electric car charger. Energy-efficient with solar PV panels, double glazing, and a 10-year build warranty, this home is built to support busy family life today- and tomorrow.

Lets get you booked in and on your way to making new memories! With Sunday viewings now available call us for more information.





## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens into a good sized welcoming entrance hall with stairs rising to the first floor and doors leading off to the study, sitting room, kitchen/dining/family room and to the cloakroom, which is fitted with a wash hand basin and WC. The spacious sitting room has plenty of room for settees and armchairs and is a great room for family nights together or entertaining friends. Double doors open out to the rear garden. The study is a versatile room that could be used as a work from home space, hobbies room or occasional bedroom and even as a homework station.

The contemporary open plan living space spans from the front to the rear where double doors lead out to the rear garden. It is fitted with ample kitchen units and work surfaces and benefits from some built in appliances. There is ample room for a large dining table and

chairs for family meals as well as for settees and armchairs for relaxing. It is a perfect room for social gathering where the chef can still be included in the conversation. There is also a useful utility room with a back door.

##### First Floor

On this floor, you will find four bedrooms - two have built in wardrobes and benefit from an en-suite shower rooms. There is also the family bathroom, which is fitted with a stylish suite consisting of separate shower cubicle, bath, WC and wash hand basin.

#### Outside

##### Double Garage and Parking

There is a double garage with parking in front for two cars.

##### Garden

There will be planting across the front, with the rear garden being fully turfed and fenced as well as include a generous patio as standard.

#### Useful Information

Energy Efficiency Rating A  
Council Tax Band tba  
Sash Double Glazing  
Gas Fired Central Heating  
Mains Drainage  
Freehold  
No Onward Chain  
Buying Schemes: Part Exchange, Express Move and Own New.

#### Location and Directions

The property is situated on the fringe of the market town of Sturminster Newton, yet within in an easy stroll of the town centre. Steeped in history and tradition, the town still has a Monday Market and offers a combination of country and town living with easy access to some fabulous walking tracks, including the Trailway and nearby is the famous water mill. There is a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. Further facilities which are all about 10 miles away, may be found at Blandford, Shaftesbury, Sherborne and Gillingham both of, which have mainline train stations, serving London Waterloo and Exeter St. David's.  
Postcode - DT10 1JG

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.