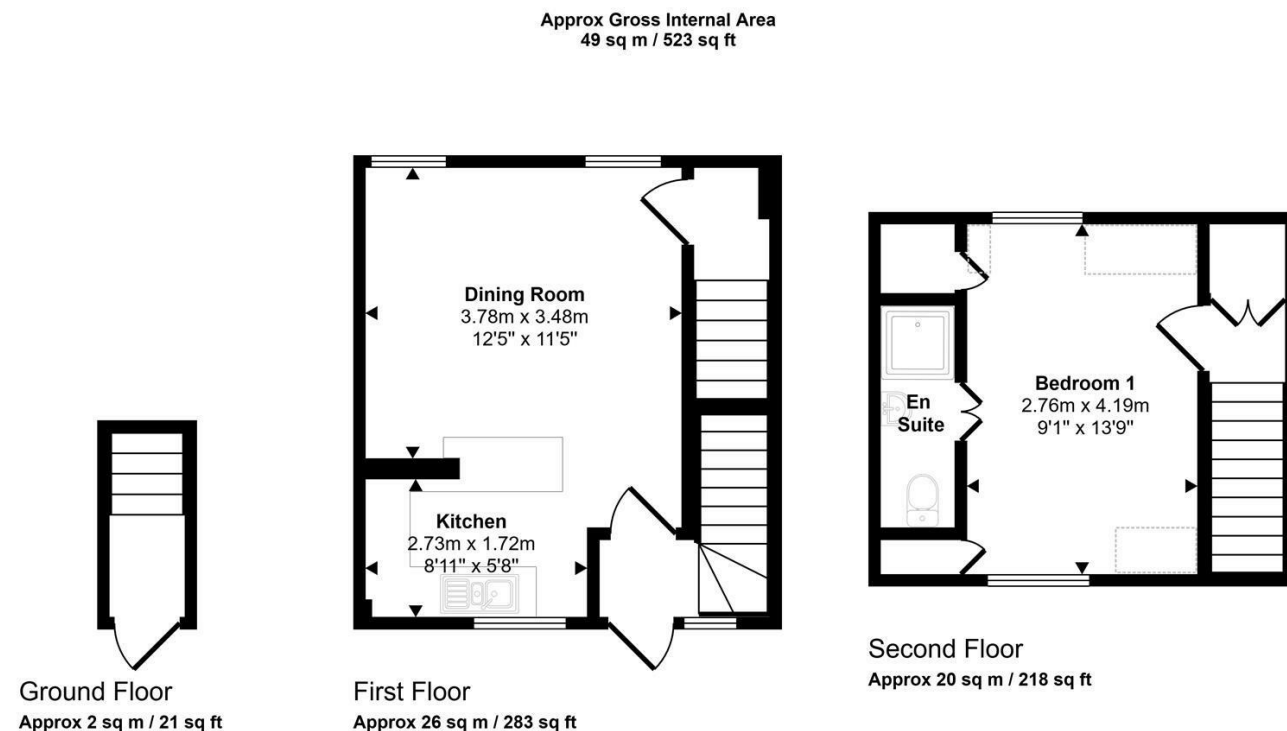




1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	76
EU Directive 2002/91/EC		



Market Cross Sturminster Newton

Guide Price
£150,000

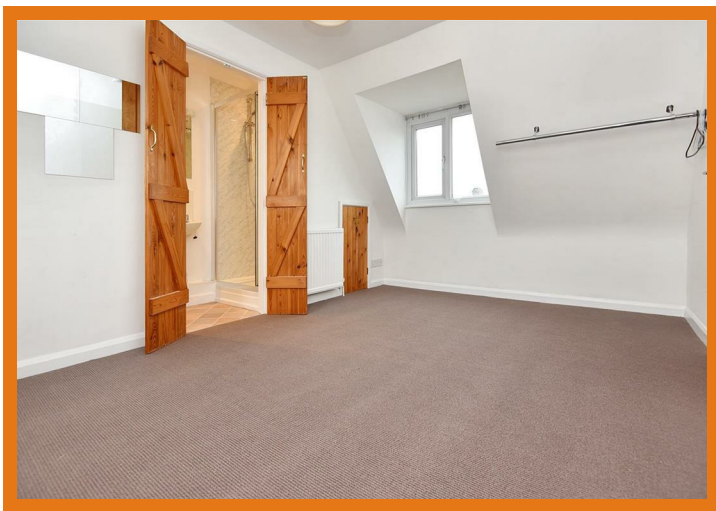
Stylish Town-Centre Home with a Countryside Twist:-

Looking for something a bit different? This quirky three-level home puts you right in the heart of town — steps from the river, close to scenic countryside walks, and with distant woodland views to top it all off.

Inside, there's space to make it your own. The entrance hall has room to drop your coat and kick off your boots after a weekend adventure. Head up to the first floor and you'll find a bright, open-plan living space — perfect for cooking, chilling, and entertaining with friends. The kitchen area fits seamlessly into the flow, keeping everything social and contemporary. Upstairs, the double bedroom has a bit of a surprise — an en-suite shower room tucked neatly behind double doors for a clean, minimalist look.

Outside, there's a small balcony with steps down to the parking area, ideal for morning coffee or a glass of wine as the sun sets. You'll also have your own numbered parking space, and with no onward chain, moving in couldn't be easier.

Full of personality, light, and potential — this is the perfect first home or weekend escape where town energy meets countryside calm.



The Property

Accommodation

Inside

Ground Floor

The main entrance lies to the back of the building - under the arch - where the front door opens into an entrance hall with stairs rising to the first floor. There is plenty of room for coats, boots and shoes.

First Floor

Stairs rise to a landing where there is a door that opens into a contemporary open plan living space that is a wonderful social zone. You will find two large sash windows to the front with a view over the market cross area of the town. There is enough room for a settee and armchairs as well as a table and chairs.

The kitchen area is to the rear and overlooks the parking area. It is fitted with a range of floor cupboards with drawers and eye level cupboards, plus the wall mounted gas central heating boiler. You will find a very generous amount of wood effect work surfaces with a tiled splash back and a stainless steel sink and drainer with a mixer tap. There are spaces for under counter appliances and for a slot

in cooker. For practicality, the floor is laid in a tile effect vinyl. From the open plan living area, there is a door to a hall with a door leading out to rear of the building and stairs rising to the second floor.

Second Floor

On this floor there is a small landing with a built in wardrobe/storage cupboard and a door, which opens to a double bedroom. This boasts a double outlook with a window to the front and to the rear, which takes in a view over roof tops to woodland and countryside in the distance. There is a hanging rail and eaves storage, plus double doors that open to an en-suite shower room.

Outside

Parking

There is a numbered space for the property that is located very close to the main entrance. From the first floor there is an emergency door that opens to a small balcony that has steps leading down to the parking.

Useful Information

Energy Efficiency Rating C
Council Tax Band A
uPVC Double Glazing
Gas Fired Central Heating from a

Combination Boiler
Mains Drainage
Leasehold - 1000 year term with 980 years remaining. No ground rent or service charge.
No Onward Chain

Location and Directions

The property lies in the heart of the market town of Sturminster Newton. 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 1AN
What3words - ///heaven.tastings.ghosts

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.