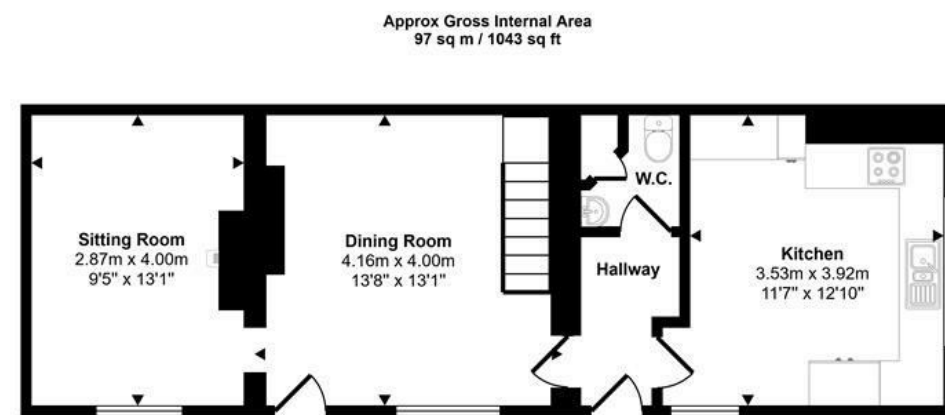
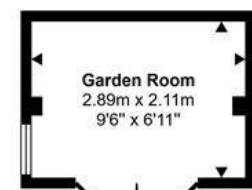




Ground Floor
Approx 49 sq m / 528 sq ft



First Floor
Approx 42 sq m / 449 sq ft



Garden Room
Approx 6 sq m / 65 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.



The Row Sturminster Newton

Guide Price
£360,000

Set within a quiet and highly convenient position, The Small House is an immaculately presented detached cottage offering a rare combination of character, modern living and exceptional proximity to the heart of Sturminster Newton. Positioned along The Row, the property enjoys a peaceful setting while remaining within easy walking distance of the town centre, local amenities and direct riverside walks along the River Stour.

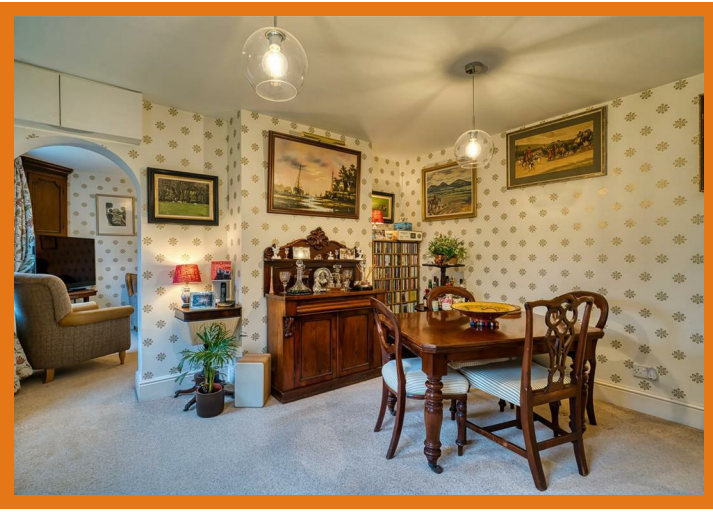
The property has been owned by the current vendors for approximately 24 years, during which time it has been thoughtfully and significantly improved. In more recent years, the owners have carried out a programme of upgrades including a double-storey extension, a beautifully updated kitchen, shower room and carefully landscaped garden. The result is a charming yet practical home that blends period character with modern comforts, ideal for those seeking a distinctive property in a central yet tranquil location. A private driveway providing off-road parking for one vehicle is a notable rarity for this position and further enhances the appeal.

Beyond the immediate surroundings, Sturminster Newton offers an enviable lifestyle with easy access to the popular Trailway and an excellent network of countryside walks and cycle routes, all easily reached from the property. This setting allows buyers to enjoy the best of town living alongside open green spaces and scenic routes, making The Small House an ideal choice for those who value both convenience and outdoor living.

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Sturminster Newton
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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Accommodation

Inside

The Small House is entered via a welcoming hallway which leads through to the principal living spaces. The sitting room is a warm and inviting room, full of character and ideal for everyday living, with a comfortable layout that suits both relaxing and entertaining. A second reception room provides excellent versatility and could be used as a formal dining room, snug or home office, depending on individual needs.

The kitchen has been comprehensively updated and forms part of a well-considered extension. Fitted with modern units and stone worktops, it offers a stylish yet practical space with generous storage. There is space for a fridge freezer and dishwasher, alongside a built-in eye-level double oven. The room enjoys a bright aspect with direct access to the garden, making it ideal for both day-to-day living and entertaining.

To the first floor, the accommodation comprises three well-proportioned bedrooms, including two doubles and a

third room perfect for an office, snug, or walk in wardrobe. The recently updated shower room is accessed via this room. The layout provides a comfortable balance of space and functionality, well suited to a range of buyers.

Outside

To the front of the property is a private driveway providing off-road parking for one vehicle, a notable and highly sought-after feature for a property in this central location.

The rear garden has been thoughtfully landscaped to create a private and peaceful outdoor space. Designed to be low maintenance while retaining a cottage-style feel, it features established planting, seating areas and a east-facing orientation, allowing the garden to enjoy plenty of afternoon and evening sunshine. A charming summer house provides additional flexible space, ideal for relaxing, hobbies or entertaining, while the overall setting offers a surprising sense of seclusion despite being within walking distance of the town centre.

Location and Area

Sturminster Newton is a popular North Dorset market town offering a wide range of everyday amenities, including independent shops, cafés, public houses and leisure centre. The Row is particularly well placed, providing direct access to scenic riverside walks along the River Stour, while remaining just a short stroll from the town centre.

The area is well connected to surrounding towns and villages, including Blandford Forum, Sherborne and Shaftesbury, making it an excellent base for both local and regional travel.

Useful Information

Gas fired central heating
Mains water and drainage
uPVC double glazed windows/double glazed Timber windows in the extension.
EPC rating: D
Council Tax band: C
Tenure: Freehold
Offered for sale with no onward chain

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.