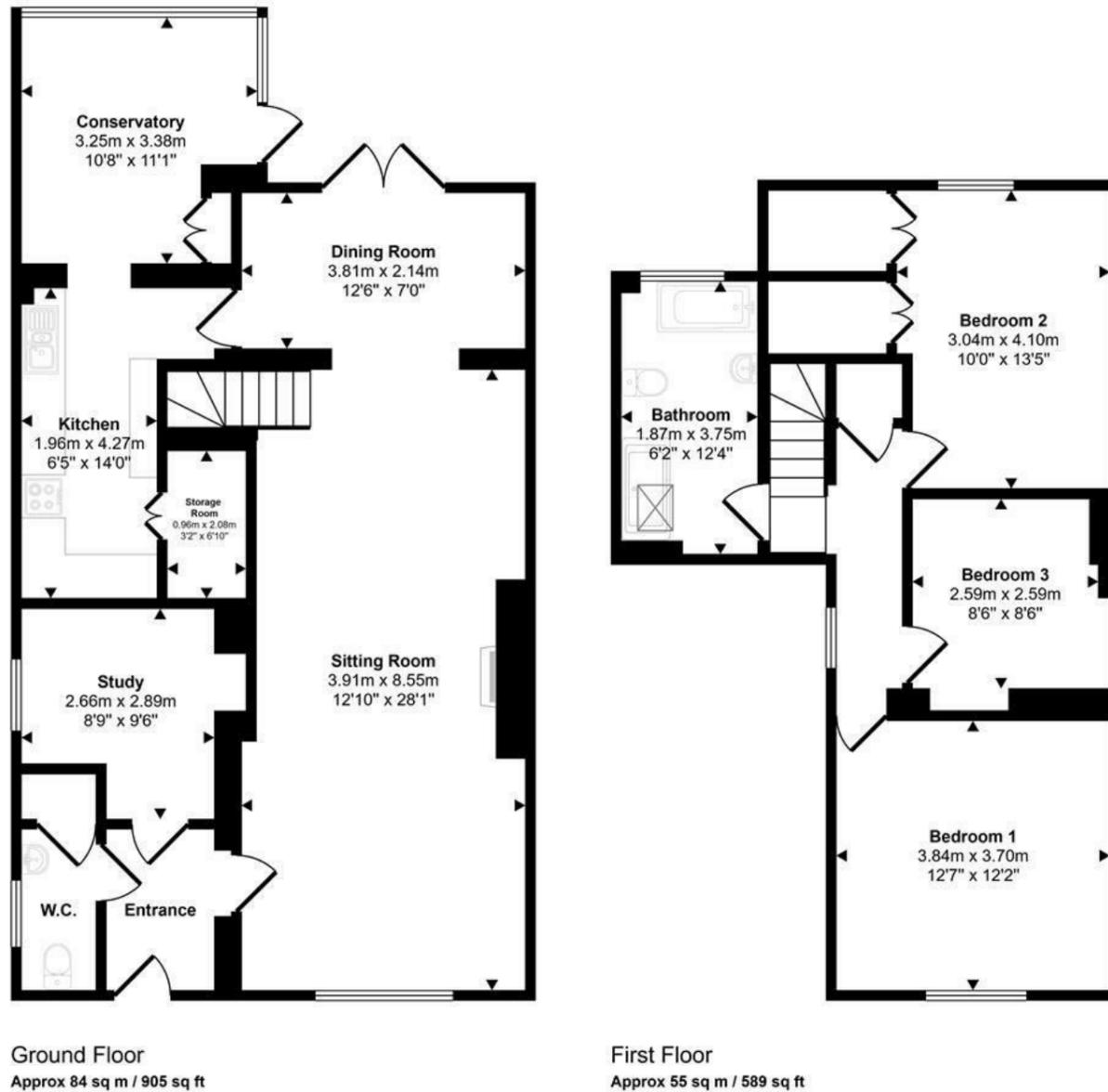


Approx Gross Internal Area
139 sq m / 1494 sq ft



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.



Guide Price
£400,000

Manston

Dating back to the 1860s, this charming semi-detached cottage enjoys an enviable position within the peaceful village of Manston, offering a wonderful combination of character, space and far-reaching countryside views towards Hambledon Hill and Bulbarrow. Rich in period appeal, the property retains a warm and welcoming atmosphere throughout, with features that reflect its heritage while also providing the comforts required for modern living.

The cottage offers surprisingly generous and versatile accommodation, arranged to suit both family life and those seeking flexible working or hobby space. With three double bedrooms, three reception areas and a useful ground floor study, the layout adapts easily to a range of requirements. The presence of a woodburning stove in the sitting room enhances the cosy cottage feel, while larger rooms and good natural light prevent it from feeling enclosed.

Outside, the property truly comes into its own. The extensive and beautifully established gardens provide a sense of privacy and tranquillity, complemented by mature planting, vegetable areas and a variety of outbuildings; a greenhouse, shed and summerhouse are included. The elevated position allows for lovely open views across the surrounding countryside, creating a home that feels connected to the Dorset landscape. This is a property that offers both charm and substance, ideal for buyers seeking village life with space, character and scenery in equal measure.

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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	39	
(21-38)	F		
(1-20)	G		74
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Accommodation

Inside

The front door opens into an entrance hall with access to a downstairs cloakroom. To the front of the property is a generous sitting room, full of character and centred around a woodburning stove, creating a cosy focal point. A separate dining room provides a formal entertaining space and connects through to the conservatory, which enjoys lovely views across the garden and beyond.

The study offers flexible use as a home office or additional bedroom, making the layout adaptable for a range of buyers.

The kitchen is fitted with modern country-style units offering a good amount of work surface and storage, enhanced by under-counter lighting. An Everhot range-style cooker is included, and there is plumbing for both a dishwasher and washing machine, along with space for a

fridge freezer. A useful walk-in pantry adds further practicality.

Upstairs, there are three well-proportioned double bedrooms. Bedroom two benefits from extensive wardrobe storage space. The family bathroom is fitted with a suite including bath and shower facilities.

Outside

From the road, a metal gate opens to a long front garden laid mainly to stone chippings, with a pathway leading to the front door. The rear garden is a particular feature of the property, with sweeping lawns, curved borders and mature trees and shrubs creating a private and established feel.

There is a productive vegetable patch along with a greenhouse, shed and summer house, all included within the sale. The garden enjoys wonderful open views across the surrounding countryside towards Hambledon Hill and Bulbarrow.

A single garage and parking for at

least two vehicles provide ample off-road parking.

Useful Information

Energy Efficiency Rating E
Council Tax Band E
uPVC Double Glazing
Oil Fired Central Heating
Septic Tank that serves the two semi detached properties
Freehold

Location and Directions

Manston is a small and peaceful Dorset village surrounded by rolling countryside. It offers a true rural lifestyle while remaining within easy reach of nearby towns such as Sturminster Newton and Blandford Forum, which provide everyday amenities, schools and services. The area is renowned for its walking routes and beautiful views, particularly towards Hambledon Hill and Bulbarrow Hill, making it ideal for those who appreciate the outdoors and village living.
Postcode - DT10 1HA
What3words - birthing.aliens.novelist (to the parking area)

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.