

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 Old Dairy Farm Sturminster Newton

Guide Price
£440,000

This immaculately presented semi-detached cottage-style home offers a perfect blend of character and modern living, situated in the popular village of Hazelbury Bryan. This beautiful presented home has been much loved by our vendor for the past twelve years and during this time it has benefitted from new bathrooms, kitchen and decoration throughout.

Inside the property benefits from a spacious sitting room, complete with a cosy wood burner, providing the perfect atmosphere for relaxation. The attached dining room is ideal for family meals or entertaining guests. The large modern kitchen is a standout feature, offering plenty of space for cooking and entertaining, with the added convenience of a separate utility room and a downstairs WC.

Upstairs, the three great-sized bedrooms provide ample space and comfort, while the principal bedroom's ensuite adds a touch of luxury. Bedroom one and two also have the added bonus of built in storage.

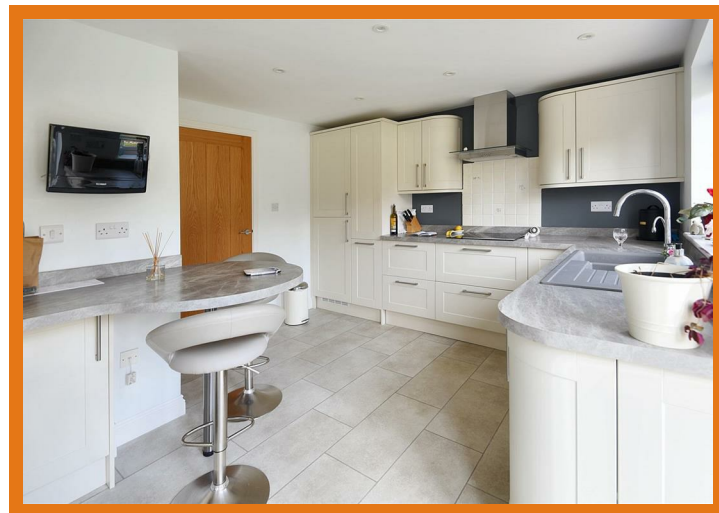
Outside, the beautifully landscaped garden offers a tranquil setting to unwind or enjoy outdoor activities, with plenty of room for children to play or for gardening enthusiasts to enjoy. The property also includes parking, as well as a garage for additional storage or parking.

Viewing is absolutely essential to really appreciate the possibilities that this property holds for you and a new village lifestyle.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(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	



The Property

Accommodation

Inside

Ground Floor

Upon entering the property there is a spacious and welcoming entrance hall with doors to the sitting room, kitchen and WC. The sitting room is a good size and is complete with a cosy wood burner. The sitting room seamlessly flows into the spacious dining room which has patio doors out to the garden. The kitchen is bright and spacious, as well as well equipped with plenty of eye and floor level cupboards. There is an electric hob, oven and extractor fan, as well as an integrated fridge freezer and dishwasher. In addition to the kitchen, there is a useful utility room which has plenty of space and plumbing for white goods, as well as a sink and drainer. Downstairs also offers a convenient WC.

First Floor

Stairs rise to the first floor with doors to the three bedrooms and family

bathroom. The principle bedroom is a good sized double and benefits from built in storage and a modern en-suite. Bedroom two is also a good sized double with built in storage and bedroom three works flexibly as a bedroom, hobby room or office space. The family bathroom has a bath with an overhead shower, pedestal style wash hand basin and a low level WC. There is also a spacious airing cupboard housing the hot water cylinder and access to the loft via the landing.

Outside

Garage and Parking

There is a single garage with an allocated parking space in front, as well as plenty of on street parking around the cul de sac.

Garden

The rear garden has been beautifully landscaped and enjoys a sunny and private aspect. There is a large sun terrace which is perfect for entertaining and al fresco dining. The rest of the garden is laid to lawn with mature flowers and shrubs

surrounding the borders. There is also access to the garage, as well as side access.

Useful Information

Energy Efficiency Rating D
Council Tax Band E
UPVC Double Glazing Throughout
Oil Fired Central Heating
Freehold
Mains Drainage

Directions

From the Sturminster Newton Office

Leave the town via Bridge Street, at the traffic lights continue over the bridge and turn right onto the A357 heading towards Sherborne. Take the next turning left into Glue Hill, signposted Hazelbury Bryan. Continue along this road for about four and half miles into Hazelbury Bryan. Continue down Wonston Lane and turn into The Old Dairy Farm cul de sac. The property will be found a short distance around on the left hand side. Postcode DT10 2DD

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.