



## Common Lane Broad Oak

Guide Price  
£550,000

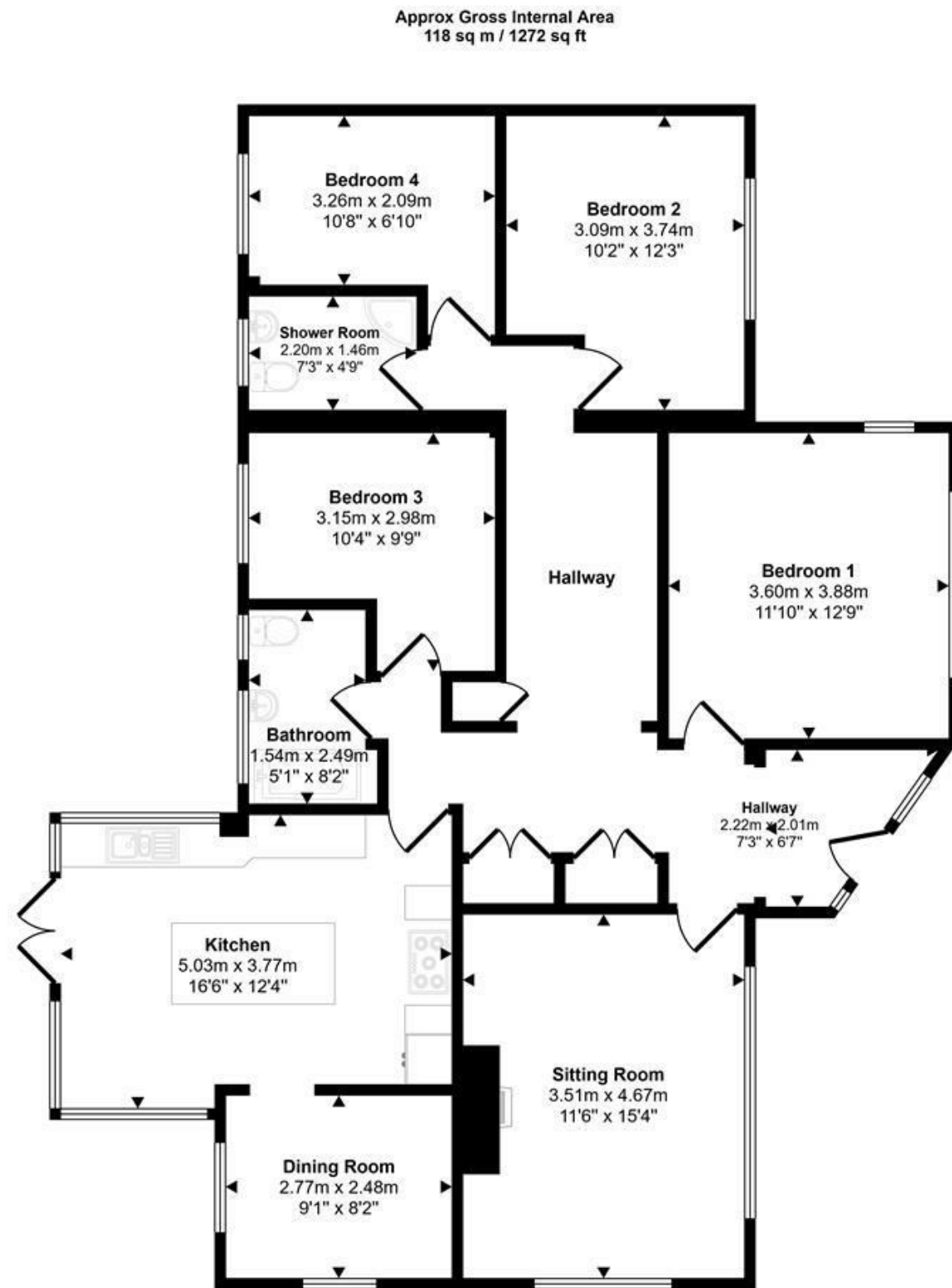
Beautiful Family Bungalow with Glorious Countryside Views – Outskirts of Sturminster Newton:-

Tucked away off the main lane along a private drive shared with just one neighbour, this bright and spacious detached bungalow offers the perfect blend of style, comfort, and countryside charm. Thoughtfully redesigned and lovingly renovated as a forever home, it's ready to welcome its next family. Set in around a quarter of an acre, with a sunny southerly aspect, this home enjoys fabulous open views over rolling fields — the perfect backdrop for relaxing evenings and unforgettable sunsets.

Inside, the generous layout offers a spacious and most welcoming entrance hall, four double bedrooms, a family bathroom, and a separate shower room, giving everyone space to unwind. The sitting room enjoys plenty of natural light from a dual aspect and a cosy open fireplace make it perfect for chilly days and evenings, while the dining room and country-style kitchen provide inviting spaces for family meals and everyday living. There's plenty of flexibility too — whether you want a dedicated playroom, home office, or creative space, this home adapts to your lifestyle. Fibre broadband makes working or studying from home effortless.

Outside, the gardens are a real highlight — spacious, private, and perfect for children and pets to play, summer barbecues with friends, or simply soaking up the peaceful rural setting. Set within a friendly, elevated village on the edge of Sturminster Newton, you'll enjoy the best of both worlds: tranquil country living with easy access to schools, shops, and local amenities.

A beautifully presented, move-in ready family home — where space, light, and scenery come together for a truly special way of life.



Floorplan

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.

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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	





#### The Property

#### Accommodation

#### Inside

Steps rise to a contemporary front door, which opens into a spacious and welcoming reception area with plenty of room for coats boots and shoes. The floor is laid in an attractive and practical wood effect Karndean, which continues through into the hallway and into the principal bedroom. From the reception area, there is a large hallway with plenty of built in storage cupboards plus the airing cupboard housing the hot water cylinder - the inner hall also has enough room for a study area, if needed.

The spacious sitting room benefits from plenty of natural light from its double aspect and enjoys some fabulous views over the nearby countryside. There is an open fireplace with a polished stone surround, which adds character and warmth for the winter months, and the floor is laid to wood.

Situated to the rear of the bungalow is a generously sized kitchen with double doors leading out to the rear garden. It is fitted with a range of cream coloured country style units consisting of floor cupboards with drawers, separate drawer units and eye level cupboards. You will find a generous amount of granite work surfaces with a tiled splash back and an inset one and a half bowl stainless steel sink and drainer with a swan neck mixer tap. The central island has a solid wood top with storage beneath and space for bins and an appliance. There is a tall cupboard housing the boiler, space for a range style cooker plus plumbing for a washing machine. For practical reasons, the floor is tiled. A door leads off to a good sized double aspect dining room.

You will find four double bedrooms, two with an outlook to the rear and two with a view over the front garden to

the countryside in the distance. The principal bedroom, also enjoys a double outlook.

There is a family bathroom that is fitted with a stylish modern suite consisting of a bath with an electric shower over, pedestal wash hand basin and WC. The splash backs are in a ceramic wood effect tile and the floor is laid in an attractive patterned tile. You will also find a separate shower room with a corner shower cubicle and main shower, WC and pedestal wash hand basin.

#### Outside

#### Garage and Parking

From the lane there is a drive that serves this property and the neighbouring one. Our property is sited at the end of the drive where double timber gates opens to a generously sized parking area that is partly laid to gravel and concrete hard-standing with room to park/store multiple types of vehicles. The garage has an up and over door, fitted with light and power with a further storage area to the rear of it. Approximate measurement - 5.28 m x 2.46 m + 3.00 m/17'4" x 8'1 + 9'10"

#### Gardens

The main garden lies to the front of the property and is predominantly laid to lawn, bordered by an attractive variety of shrubs and flowering plants. In one corner, a pleasant seating area provides a lovely spot to relax. To the side of the bungalow, there is a barked children's play area, raised beds ideal for growing vegetables and herbs, and a greenhouse. Also to the side and rear, a generously sized decked (laminated) entertaining area offers wonderful views over the surrounding countryside. At the back of the house, a paved seating area with a covered pergola provides additional outdoor space, plus the oil tank is discreetly concealed nearby. The rear and side gardens enjoy a high degree of privacy, while the front garden benefits from a sunny southerly aspect.

#### Useful Information

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

#### Location and Directions

Set in the peaceful hamlet of Broad Oak, this property enjoys a wonderfully rural Dorset setting surrounded by open countryside and quiet lanes — perfect for walking, cycling, and soaking up the beauty of the Blackmore Vale. Broad Oak offers a true sense of community and tranquillity, ideal for those seeking a slower pace of life while remaining within easy reach of local amenities.

Just a few miles away lies the market town of Sturminster Newton, a vibrant centre with a lovely mix of independent shops, cafés, and traditional pubs, along with everyday essentials including a supermarket, doctors' surgery, schools, and leisure facilities. Steeped in history and literary heritage, the town is home to Sturminster Mill, the castle ruins, and links to Thomas Hardy, adding cultural depth to its charming rural character.

Together, Broad Oak and nearby Sturminster Newton offer the best of both worlds — peaceful country living with the convenience of a friendly market town close by.

Postcode - DT10 2HG  
What3words - ///sounding.node.last

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.