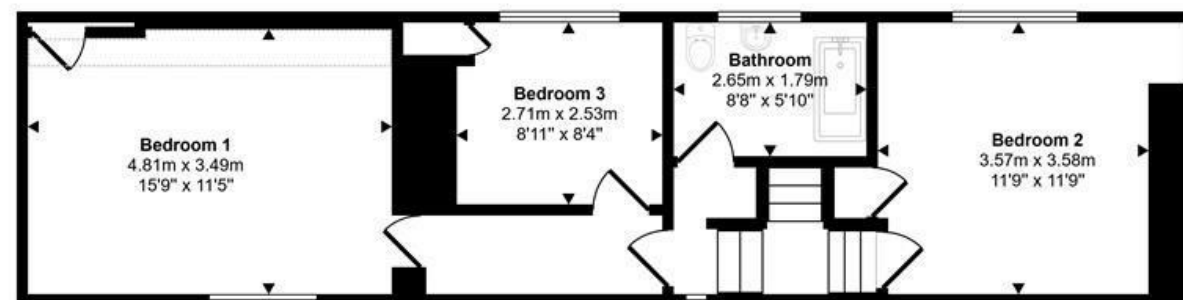


Ground Floor
Approx 91 sq m / 982 sq ft



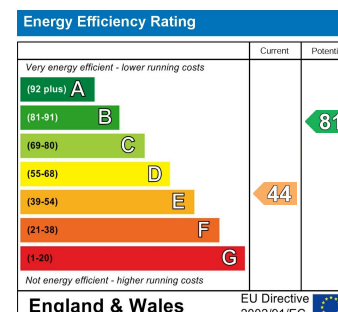
First Floor
Approx 55 sq m / 593 sq ft

Denotes head height below 1.5m

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.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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



Southmead Lane Henstridge

Guide Price
£435,000

Enjoying a prime position, close to the heart of the popular Somerset village of Henstridge, this exquisite end-of-terrace stone cottage is a seamless blend of character, warmth, and contemporary style. Recently renovated to an exceptional standard, it offers light-filled, versatile spaces that adapt effortlessly to modern living.

Step through the front door and into a home that exudes charm at every turn. The stunning open-plan sitting and dining room is the heart of the home, where window seats invite you to linger, whilst looking out over the garden, and twin fireplaces—each with a crackling wood burner—create the perfect ambiance for cosy chilly evenings. The expansive kitchen is a dream for both cooks and entertainers, with ample space for dining and relaxing with family.

Upstairs, three generously proportioned bedrooms offer a peaceful retreat, while two sleek, contemporary bathrooms add a touch of luxury. Outside, the private, sunny garden is a serene oasis—ideal for morning coffee, summer gatherings, or simply unwinding with a good book. With the added convenience of a garage and off-road parking, this home truly has it all.

Stylish yet full of soul, this captivating cottage is the perfect balance of old and new, offering an idyllic village lifestyle without compromise. Don't miss the chance to make it yours!



The Property

Accommodation

Inside

Ground Floor
The front door opens into an inviting and generously sized entrance hall with plenty of space for coats, boots and shoes as well as a bench. The floor is laid in an attractive and practical tile that continues into the kitchen. From the hall there is access to the utility room, bathroom and kitchen plus a large airing cupboard/storage cupboard that houses the hot water cylinder, all with oak latched doors.

The bathroom is fitted with a modern, stylish suite consisting of a roll top double ended bath with claw feet, freestanding tap and shower with a monsoon head, pedestal wash hand basin and a WC. The floor is laid to tiles. The utility has space and plumbing for a washing machine plus space for other appliances and has a door to the garden.

The large kitchen has plenty of room for casual dining as well as making a great family space. It is fitted with a range of country style units consisting of floor and eye level cupboards, pan drawers and a further set of drawers. There is a generous amount of wood work surfaces with a matching upstand plus a double Butler style sink with a swan neck mixer tap. There is an integrated dishwasher and spaces for a range style cooker (available by separate

negotiation) and a fridge/freezer.

There is a large open plan sitting and dining room that can be interchanged - both have stone fireplaces with beams and a wood burner as well as window seats that overlook the garden. Partially dividing the room is a handmade, bespoke staircase that rises to the first floor.

First Floor

Stairs rise and divide with further steps rising to bedroom two and the landing. There is a further bathroom that has a contemporary suite consisting of roll top bath with claw feet, freestanding taps and shower above with a monsoon head, WC and a pedestal wash hand basin.

There are two double bedrooms, one with access to eaves storage which is currently set out as a teenagers den, and one with a built in wardrobe plus a very generously sized single bedroom or small double, which has a built in wardrobe.

Outside

Garage and Parking

There is a single garage that is located on the opposite side of the road with a parking space to one side plus there is plenty of on road parking close to the property.

Garden

This has been beautifully landscaped - there is a path that leads along the rear of the cottage, which is edged by raised beds that are plenty with a variety of shrubs and flowers plus an ornamental pond. There is a lawn and a paved seating area plus a gate to the road. The garden offers a delightful place to unwind with excellent privacy and a sunny aspect.

Useful Information

Energy Efficiency Rating tba
Council Tax Band C
Cottage Style uPVC Double Glazing
Oil Fired Central Heating (system is about 2 years old)
Mains Drainage
Freehold

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights go over the bridge and turn right onto the A357. Continue on this road for about 5 miles and turn left for Stalbridge. Go through the town. The next village is Henstridge. Go through one calming system and take a right into Southmead Lane. The property is immediately on the right hand side. Postcode BA8 0RJ

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.