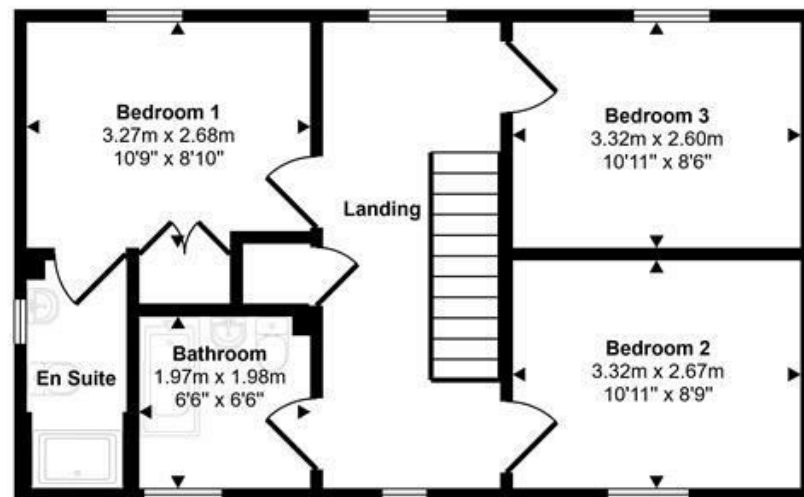


Ground Floor
Approx 62 sq m / 671 sq ft



First Floor
Approx 48 sq m / 515 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(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	



Manor Court
Bishops Caundle

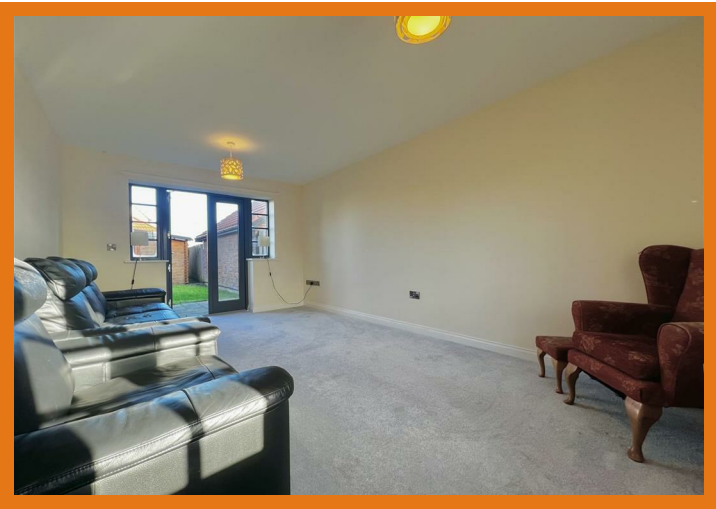
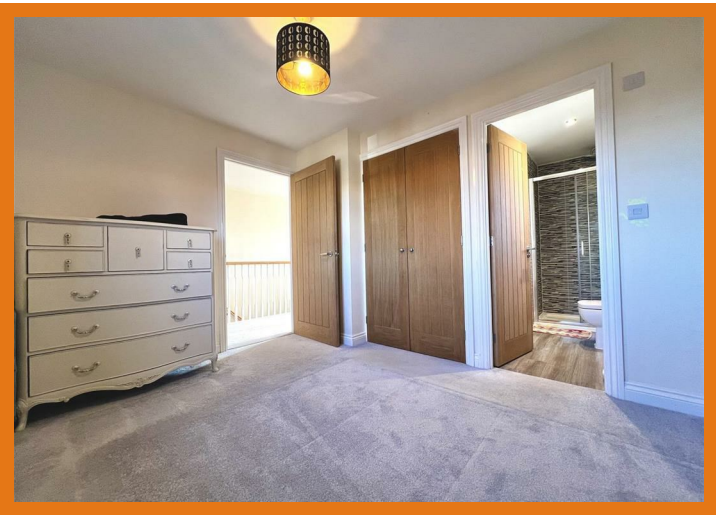
Asking Price
£400,000

A wonderful opportunity to acquire a four year old, three-double-bedroom detached home that perfectly combines modern comfort with a countryside setting. Positioned within a quiet development on the edge of the sought-after village of Bishops Caundle, this property was built in 2021 and has been designed in a contemporary cottage style. It features sustainable wood-framed paned double glazing, a state-of-the-art ventilation system to maintain fresh air and reduce condensation, and an efficient air-source heat pump, delivering both style and eco-friendly living.

Inside, the house offers well-proportioned rooms, with the first floor enjoying some lovely views across the surrounding Blackmore Vale countryside. The spacious kitchen/dining room provides a modern and sociable space ideal for family gatherings and entertaining, complete with an excellent range of soft-closing units and integrated appliances plus double doors out to the conservatory. The double-aspect sitting room features double doors opening onto the rear garden. Upstairs, both the main bathroom and the en-suite have been finished with high-quality, on-trend fittings.

Outside, the generous, garden offers an inviting area for relaxation or summer entertaining with a useful timber cabin that could be a work from home station or hobbies room. The development also provides access across nearby fields to the village amenities and to a variety of scenic walking routes—perfect for dog owners, nature lovers, and anyone who enjoys the outdoors. Additional benefits include a double garage and ample parking for both family and visitors.

Viewing is highly recommended to fully appreciate everything this impressive home has to offer.



The Property

Accommodation

Inside

Ground Floor
The front door opens into a welcoming entrance hall with stairs rising to the first floor plus oak doors that open to the cloakroom, kitchen/dining room and to the sitting room. There is plenty of space for coats, boots and shoes, and the floor is laid in a practical wood effect laminate that continues into the kitchen/dining room, utility and cloakroom. The sitting room enjoys a double aspect with window to the front and double doors opening out to the rear garden.

The combined kitchen and dining room is fitted with a range of contemporary soft closing handleless units consisting of a tall larder cupboards with pull out racks, floor cupboards, separate drawer unit plus eye level cupboards with counter lighting under. You will find a generous amount of laminate work surfaces with matching upstand and one and a half bowl stainless steel sink with a swan neck mixer tap. The built in appliances comprise:- electric oven and induction hob with brushed metal splash back and extractor hood. There is plumbing for a dishwasher and space for a fridge/freezer. The flooring is laid to wood effect Karndean.

In addition, also on the ground floor there is a utility room with plumbing for a washing machine and cloakroom.

First Floor

Stairs rise to a light and roomy galleried landing with windows to the front and rear - both enjoying a degree of rural views. There is access to the loft space, which houses the circulation and heating system and oak doors to all rooms. All three bedrooms are double sized and boast a partial countryside view with the principal bedroom benefitting from an en-suite shower room.

The main bathroom is fitted with a quality suite consisting of low level WC, wall hung vanity unit with mono tap and bath with wall mounted taps and mains shower over.

Outside

Gardens

The property is approached from the pavement onto a path leading to the front door. The frontage is enclosed by metal railings and makes a great place for a pot plant display. The good sized rear garden is partly laid to paving stones patio and lawn with a paved path leading to a gate that opens to the parking and garaging. The garden is fully enclosed, with good privacy and benefits from an outside tap and a large timber cabin.

Parking and Double Garage

There is turning to the right, just after the house which leads to the garages and parking. There is sufficient space to park two/three cars on the drive that leads to the double garage. This has

two up and over doors, fitted with light and power plus generous storage in the rafters. The garage measures - 5.99 m x 6.32 m/19'8" x 20'9".

Useful Information

Energy Efficiency Rating B
Council Tax Band E
Sustainable Wood Framed Cottage Style Double Glazing
Air Sourced Heat Pump
Mains Drainage
Freehold
Development charge is estimated to be about £260 per annum.

Location and Directions

Bishop's Caundle is a small, historic village in Dorset, about six miles from Sherborne. With around 390 residents, it features a Grade I listed medieval church, traditional thatched cottages, a community shop and post office, a 17th-century pub, and the nearby medieval Cornford Bridge over Caundle Brook. It's a peaceful rural community with strong local character.

Postcode - DT9 5GD
What3words - ///rival.worm.motoring

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.