



Moorside, Sturminster Newton

An elegant and beautifully designed home offering around 2495 sq. ft. (232 sq. m) of living space with five double sized bedrooms, four reception rooms, three bathrooms and sitting in private grounds extending to circa 3 acres. The property is presented to the market with no onward chain, boasting a rural but not isolated location backing onto farmland and is perfect for those with an existing or growing family and who appreciate an outdoor lifestyle.

This unique property was built in the 1970s/80s with more recent extensions that have transformed it into a house more reminiscent of the Georgian era. There is a traditional style canopy over an original type front door, most of the windows are paned glass sash and there are some traditional style radiators and wood flooring in some of the reception rooms as well as open fireplaces in the hall, sitting room and principal bedroom.

Once inside, there is plenty of room for family gatherings as well as entertaining friends with a choice of informal or formal dining plus ample space for relaxing after dinner or cosying up on a chilly day. With five generously sized bedrooms, including two en-suite bathrooms and a family bathroom, there's plenty of room for everyone to enjoy their own space. The accommodation is exceedingly well-proportioned, providing a comfortable and luxurious living experience that will certainly be a dream come true for some.

Sitting in its own private space, the property offers an ideal opportunity for those looking for a first time small holding - exploring self sufficiency or is perfect for a pony. There is plenty of parking for cars, boats, horse boxes or motorhome as well as a double garage.

Book a viewing now to fully appreciate all this property has to offer, as this is an exciting opportunity not to be missed - a chance to create long lasting memories - through the generations with friends and family in your forever home.





The Property

Accommodation

Inside

The accommodation is arranged over two floors and offers well proportioned bright accommodation with flexible room usage. The main entrance lies to the front of the building where there is a traditional Georgian style canopy over the door. Once inside, there is a large reception hall with an open fireplace and wood flooring.

In addition, there are two further spacious reception rooms - one with a fireplace with decorative surround and metal grate and the other with doors opening out to the side seating area and taking in a view over the garden. There is also a separate study.

The kitchen/breakfast room provides a generously sized space and benefits from a double aspect with double doors opening to the rear garden. It is fitted with a range of country style units, plenty of wood work surfaces with a matching upstand and tiled splash back plus a traditional Butler sink. There is space for appliances and the built in double electric oven is eye level with storage cupboards above and below. There is also a gas (bottled) hob with extractor hood above.

Vital for country living, there is a combined utility/boot room, which houses the oil fired central heating boiler and is fitted with floor and eye level cupboards, wood work surfaces and a Butler sink. There is space and plumbing for a washing machine and tumble dryer.

On the first floor there are five double bedrooms, all enjoying a degree of rural outlook and two with en-suite bathrooms. The principal bedroom has an open fireplace, wood flooring and benefits from an en-suite bathroom, which has a roll top bath with claw feet. In addition on the first floor there is a bright and roomy family bathroom.

Outside

A five bar gate opens to a gravelled drive that leads up to the double garage. This measures 4.90 m x 5.89 m/16'1" x 19'4" with two up and over doors, fitted with light and power plus rafter storage. To the side of the garage there is a log store.

The rest of the grounds are mostly laid to grass - providing a blank canvas for your own landscaping ideas. Part of the land is divided by post and rail fencing - ideal for a pony or maybe a taste of self sufficiency. Total plot extends to 2.62 acres.

Useful Information

Energy Efficiency Rating tba
Council Tax Band F
Sustainable Wood Framed Double Glazing
Septic Tank Drainage
Oil Fired Central Heating
Freehold
No Onward Chain

Location

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The property is located in the small hamlet of Moorside - on the outskirts of the village of Todber in a rural but not isolated position and is

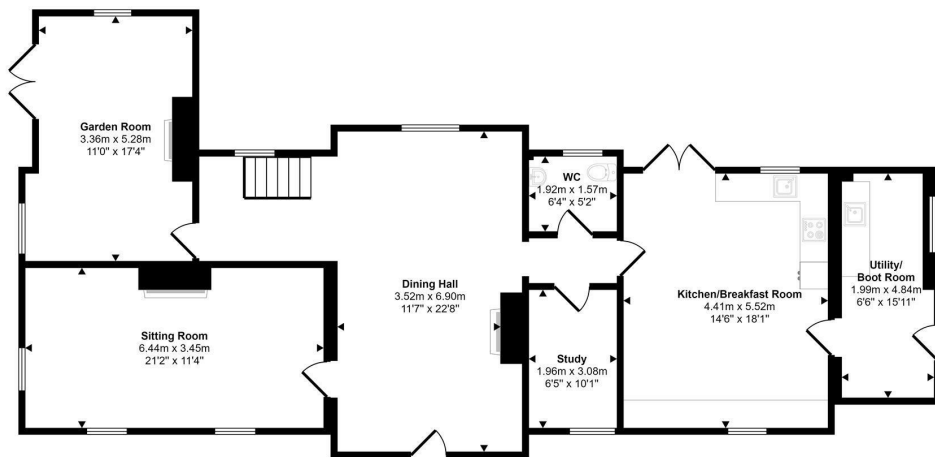
within easy reach of Todber Manor Fisheries, which has the finest carp and coarse fishing in the south. The village lies in between the hill top town of Shaftesbury and the market town of Sturminster Newton, both of which are just about five miles away and offer an excellent range of facilities, including independent shops and chain stores, doctor and dentist surgeries, schooling and a variety of entertainment venues. Just under a mile and half is the well served village of Marnhull where there are everyday facilities, with two primary schools, convenience stores with post office, doctor's surgery with a pharmacy and public houses and churches. The property is also within reach of independent schools, such as Clayesmore and Port Regis.

Directions

From Sturminster Newton

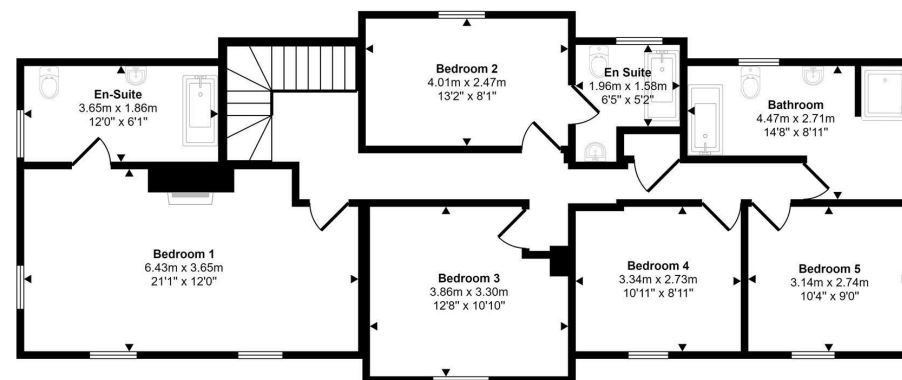
Leave Sturminster via Bath Road heading towards Gillingham. Bypass the main village of Marnhull heading towards Gillingham. At Todber on a left hand bend turn right to Child Okeford. Continue through the village and after a few bends the property will be found on the right hand side. Postcode DT10 1HJ





Ground Floor
Approx 127 sq m / 1366 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.



First Floor
Approx 105 sq m / 1129 sq ft

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