

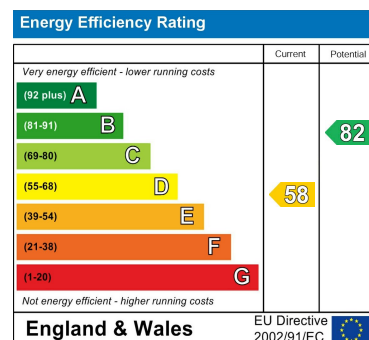
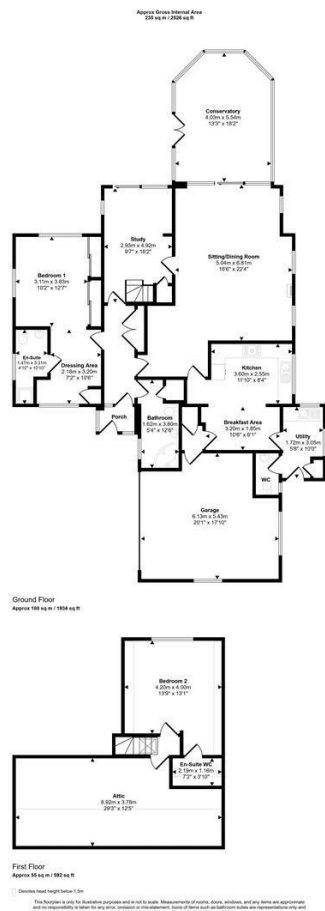
PCM
£1,600 PCM

With approximately 2,526 sq. ft / 235 sq. m of accommodation, this home offers spacious and flexible living. The two double bedrooms both feature en-suite facilities, with the principal suite also offering a private dressing area. The large sitting/dining room flows naturally into a bright conservatory, overlooking the garden and the spectacular views — perfect for relaxed mornings or sunset evenings. A separate dining room or study provides additional space for work or leisure, while the generous kitchen/breakfast room and adjoining utility offer practicality for everyday living.

Available to rent, this home offers a combination of comfort, space, and a stunning location — ideal for anyone looking to enjoy life on the edge of this charming market town.

Children allowed, pets considered. No smokers/vapers.

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The Property Accommodation

Inside

Ground Floor

There is a useful entrance porch with a further door opening into a bright and welcoming entrance hall with built in storage cupboards that are ideal for coats, boots and shoes. Doors lead off to the principal bedroom, study, sitting/dining room and the bathroom. The bathroom is fitted with a WC, pedestal wash hand basin and a corner bath with a mains shower over - for practicality, there is vinyl flooring. The sitting/dining room is spacious with plenty of room for dining and relaxing. There is a feature fireplace with a coal effect fire and a sliding door opens into a large conservatory that overlooks the rear garden and countryside beyond. From the sitting room there is access to the kitchen and a further reception room that could be used as a study or formal dining room. It has a window to the side and a patio door that opens to the rear paved seating area plus stairs rising to the first floor.

The kitchen enjoys an outlook over fields to the side and is fitted with a range of light wood grain effect soft closing units consisting of floor cupboards with corner carousel, separate drawer units with deep pan drawers, and eye level cupboards with counter lighting beneath. There is housing for a fridge/freezer with a pull out larder style cupboard to one side. You will find a good amount of work surfaces with a tiled splash back and a double stainless steel sink and drainer with a swan neck mixer tap. The eye level double electric oven is built in and there is a five burner gas hob with an extractor hood above plus plumbing for a dishwasher. There is a door to an inner hall, which has a storage cupboard plus a further door that opens into the garage. There is also access to the utility, which has a work surface with a one and half bowl sink and plumbing for a washing

machine as well as a pantry cupboard. A door leads out to the side of the property and another door opens to the cloakroom. Throughout the kitchen and utility, there is a practical and stylish wood effect tiled floor.

First Floor

On this floor you will find access to the attic store and a second double bedroom with a view over the rear garden and far reaching views over the Blackmore Vale countryside. This bedroom also benefits from its own en-suite cloakroom.

Outside

Parking and Double Garage

The property is approached from the road onto a tarmacadam drive with parking for at least four cars or for storing a caravan, boat or motorhome. There is also a gravelled area for parking. The double garage has an up and over remote controlled electric door and is fitted with light and power plus windows to the side and rear. You will also find the gas fired central heating boiler and a door into the inner hall.

Garden

Set in just under 0.4 of an acre, this beautifully maintained garden lies to the rear of the property, enjoying far-reaching views over the River Stour and the rolling Blackmore Vale countryside. The garden gently steps down through a series of easy-to-manage levels, mostly laid to lawn and bordered by mature trees, shrubs, and attractive flower beds. A large fishpond with a waterfall forms a striking focal point, while a separate vegetable garden and greenhouse provide space for keen gardeners. At the lower boundary, a gate opens directly onto scenic countryside walks. The setting is both private and sunny, with a paved seating area at the rear perfect for taking in the views. Access is available from both sides of the property, making this a delightful and practical garden for anyone who loves the outdoors or enjoys spending time with nature.

Useful Information

Energy Efficiency Rating D

Council Tax Band F

uPVC Double Glazing

Gas Fired Central Heating - boiler in the garage

Emergency Generator in case of power outage

Septic Tank Drainage

Freehold

No Onward Chain

Location and Directions

The property is lies on the fringe of the market town of Sturminster Newton. Steeped in history and tradition, the town still has a Monday Market and offers a combination of country and town living with easy access to some fabulous walking tracks, including the Trailway and nearby is the famous water mill. There is a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. Private/independent schools, are easily accessible and include Milton Abbey School, near Blandford Forum, Bryanston School, also near Blandford, plus other well-known independent schools including Sherborne (Boys & Girls), Canford, Clayesmore and Leweston, Further facilities which are all about 10 miles away, may be found at Blandford, Shaftesbury, Sherborne and Gillingham both of, which have mainline train stations, serving London Waterloo and Exeter St. David's. Postcode - DT10 1ED

What3words - [///tribal.yesterday.flicked](#)

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