Symonds & Sampson



# Bramley

Donkey Lane, Broad Oak, Sturminster Newton, Dorset

# Bramley

Donkey Lane
Broad Oak
Sturminster Newton
Dorset DT10 2HG

A substantial detached house in an edge of village location with verdant views.

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- Substantial house in a wonderful plot
- Plenty of parking and a double garage
- Verdant views over neighbouring fields to the south and west
- Village location / Close to Sturminster

## Guide Price £800,000

Freehold

Sturminster Sales
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## THE DWELLING

Built for the current owners, Bramley is a substantial brick built house in the quiet but highly accessible Broad Oak, a stones throw from Sturminster Newton.
There is an excellent array of reception rooms all with inter connecting doors for easy flow. The principle bedrooms give a wonderful outlook to the south over the fields and beyond.

## ACCOMMODATION

All the reception rooms flow from the extensive and central hallway with galleried landing above. The main living areas have those views over the garden. For the full accommodation, please refer to the floor plan.

## OUTSIDE

Approached down a no through lane and into an expansive driveway, the house sits in the centre of its plot giving lovely surrounding gardens with extensive lawns and an orchard and a wonderfully positioned Summer House all overlooking neighbouring fields with the hills beyond. There is a useful double garage to one side accessed by a linked walkway adjacent to the rear door of the house as well as a large machinery store.

## SITUATION

Broad Oak is a small hilltop hamlet on the outskirts of Sturminster Newton. Sturminster Newton is a traditional market town. The town has a weekly market on Mondays, a range of shops including traditional butchers and delicatessen, supermarket, cafes, pubs, library, doctor and dental practices, health centre, churches and schools. The town also has an exceptional and active arts centre which provides a wide range of music, theatre and other events.

## DIRECTIONS

What 3 words ///informer.jumbo.throats

## SERVICES

Mains water and electricity are connected to the property. Mains drainage. Oil fired central heating system.

## MATERIAL INFORMATION

Standard broadband is currently available. Connection to Wessex Internet High Speed fibre is available.
Mobile phone network coverage is limited inside and likely outside
(Information from Ofcom https://www.ofcom.org.uk)
Council Tax Band: F

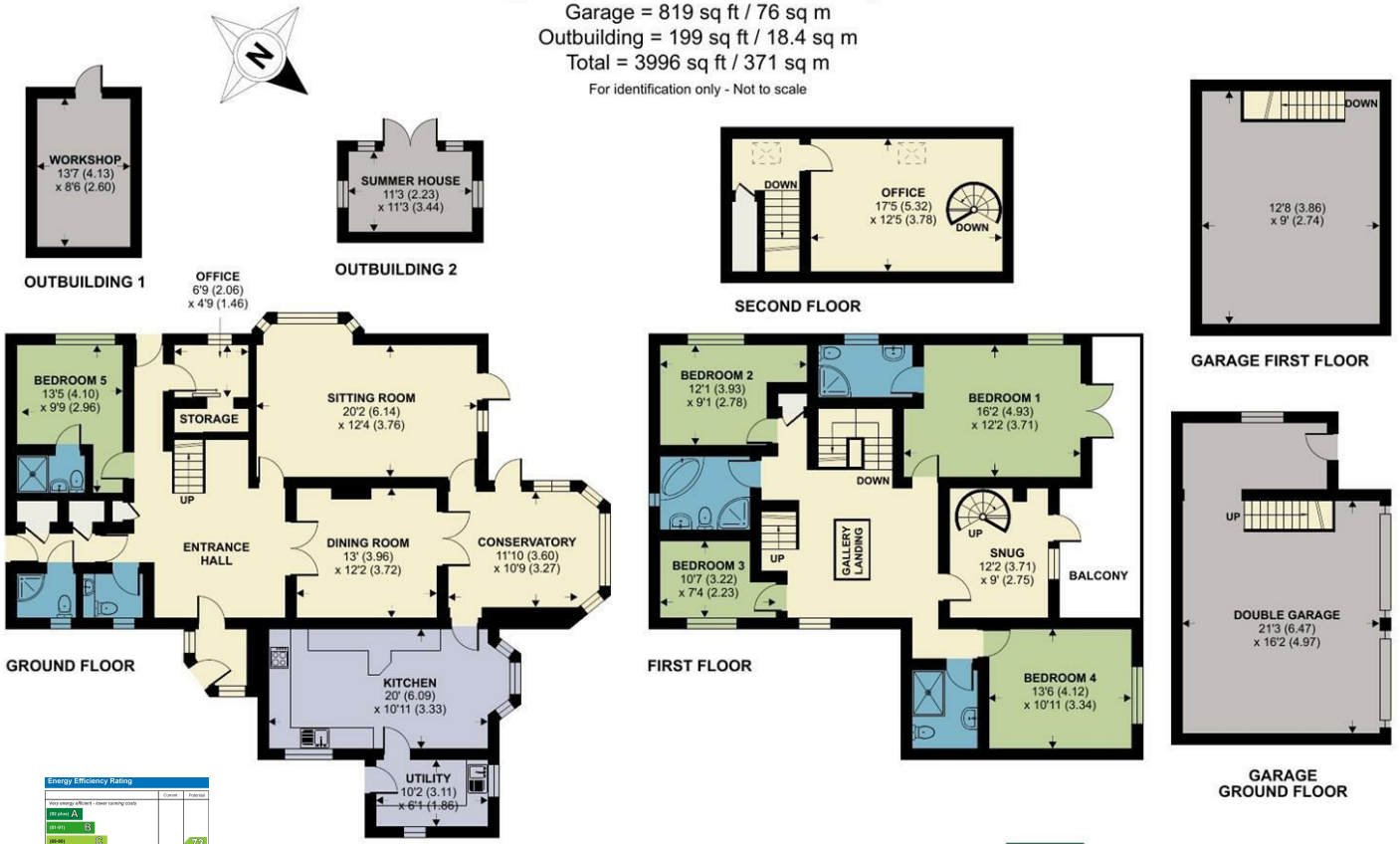


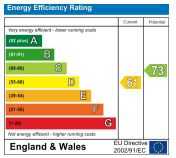




# Broad Oak, Sturminster Newton

Approximate Area = 2978 sq ft / 276.6 sq m
Garage = 819 sq ft / 76 sq m
Outbuilding = 199 sq ft / 18.4 sq m
Total = 3996 sq ft / 371 sq m
For identification only - Not to scale




Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1197831





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