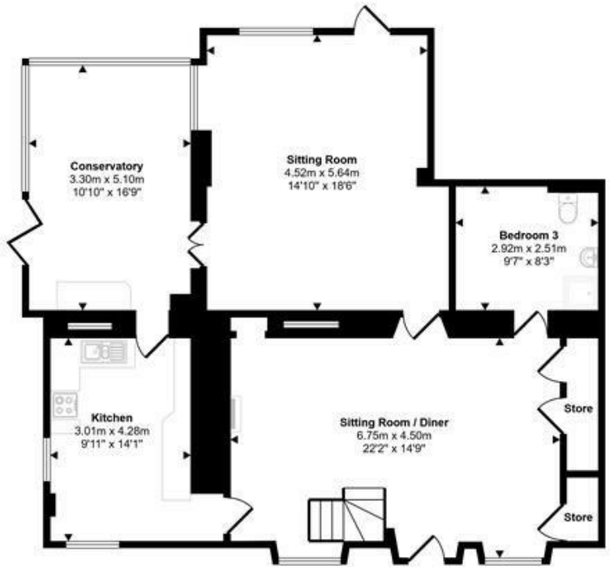
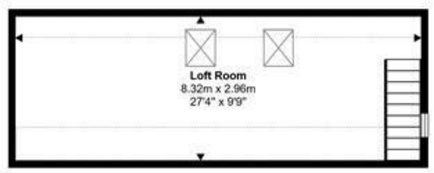
Approx Gross Internal Area
188 sq m / 2027 sq ft



Ground Floor
Approx 109 sq m / 1173 sq ft



First Floor
Approx 55 sq m / 589 sq ft



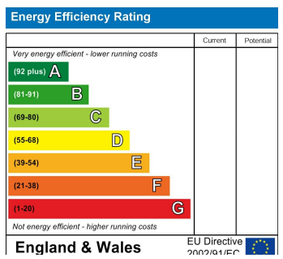
Second Floor
Approx 25 sq m / 265 sq ft

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.

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Orchard Close
Sturminster Newton

Guide Price
£375,000

A substantial detached stone character home, offering flexible accommodation. Believed to date back to the late 1700s with later additions, the property extends to almost 2,000 sq ft and combines generous reception space, three bedrooms, two bathrooms and an additional attic room, all set within a mature and private garden with off-road parking.

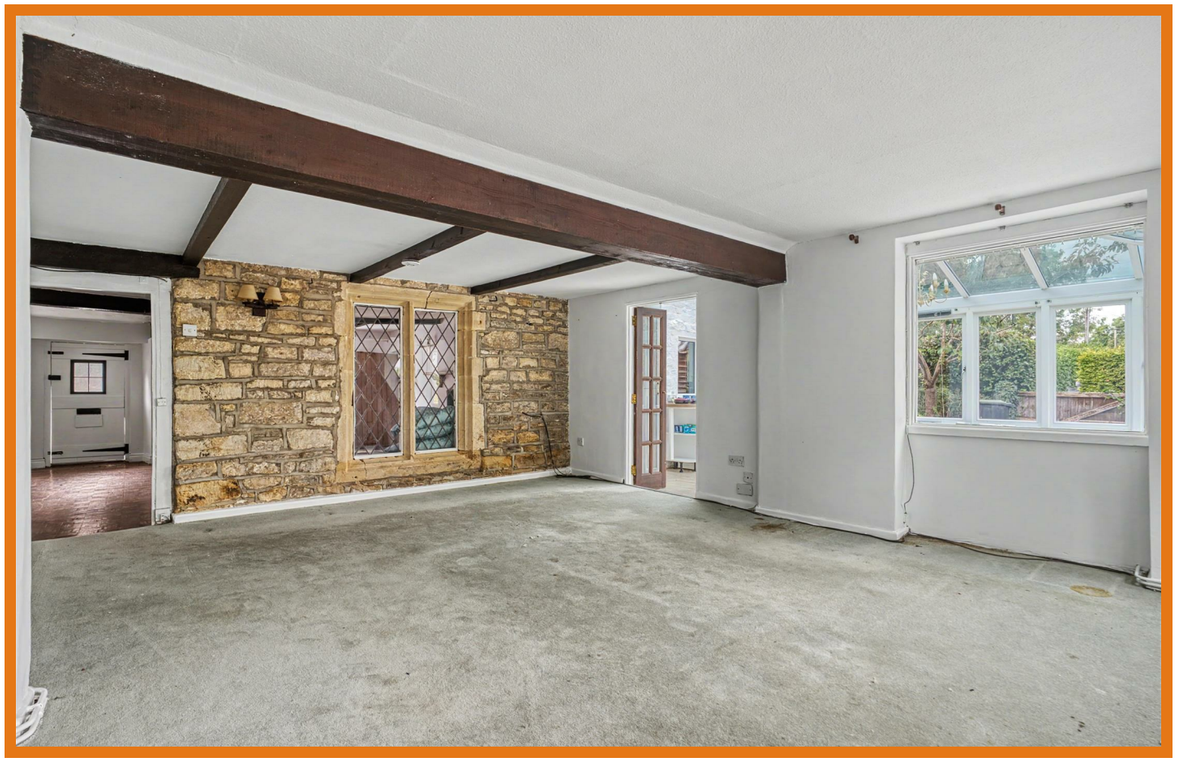
The property is situated on the outskirts of Sturminster Newton, giving a good balance between town and countryside. The town centre is within walking distance, with Rolls Mill and the nearby business park also conveniently placed, while the surrounding area provides access to countryside and riverside walks.

The house has retained a number of original features including exposed beams, areas of original stone and brickwork, cottage-style windows and an original fireplace in the sitting room. The property has the advantage of having recently been decorated throughout.

With three reception areas, including a particularly large dining room measuring approximately 17'11" x 14'10", a ground-floor bedroom with shower facilities and a useful attic room above the principal bedroom, the accommodation offers a good degree of flexibility.

Outside, the established garden includes a pond, mature planting, a patio seating area, useful outbuildings and gated off-road parking.













The Property

Inside

Ground Floor

Living in the cottage you would enter from the courtyard at the side into a bright and generously sized conservatory that overlooks the garden. Part of the conservatory has a utility area fitted with a washing machine and space for a fridge/freezer. The conservatory offers a flexible space that will evolve to suit your own lifestyle. For practicality, the floor is tiled. Doors lead off to the kitchen/breakfast room and to the dining room. The large dining room, again offers flexible space and could be interchanged with the sitting room according to the season. It retains character features including exposed ceiling beams and stone walls and has a large stone mullioned window. There is a paned glass window to the rear and paned glass door opening to the rear garden plus a door to the sitting room. This is a spacious and bright room with windows to the front, exposed ceiling beams and an open fireplace . Stairs rise to the first floor and doors lead off to a storage cupboard, boiler room, shower room/bedroom and the kitchen/breakfast room. The kitchen/breakfast room is a good size fitted with a range of units consisting of floor cupboards with drawers, separate drawer unit and eye level cupboards. There is a good amount of work surfaces with a tiled splash back and a one and a half bowl stainless steel sink and drainer with a mixer tap. Included in the sale is the slot in cooker.

First Floor

Stairs rise to the galleried landing with window to the front and doors to the airing cupboard, main bathroom and bedrooms one and two. The bathroom is fitted with a shower cubicle with an electric shower, pedestal wash hand basin, WC and corner bath. There are two double bedrooms - bedroom two enjoys a double aspect with a window to the side and porthole window to the front. The main bedroom has a window to the front, walk in wardrobe with light and door to the staircase leading up to the attic room.

Second Floor

There is a large attic room with light, power and heat plus skylights to the rear. It offers excellent potential as a bedroom, hobbies room, play room or work from home space and allows you to tailor it to suit your own needs.

Outside

Gardens

These lie to the rear of the cottage and are mostly laid to lawn and interspersed with trees - including an apple tree and medlar - and shrubs. There is also an area for vegetables, a summerhouse plus two other sheds. The garden is a good size, enclosed by timber fencing and boasts a private and sunny haven for those who enjoy the outdoors.

Parking

From the close there is a double timber gate that opens to a paved courtyard style area to the side of the cottage. This could provide parking for two cars, however there is plenty of on road parking in the close. There is a large timber work shop with light and power that offers the potential to convert into a garage, if required

Useful Information

Energy Efficiency Rating - Exempt - Grade II Listed
Council Tax Band E
Cottage Style Wood Framed Windows - some with secondary glazing
Gas Fired Central Heating
Septic Tank Drainage
Freehold
No Onward Chain

Location and Directions

Sturminster Newton is a popular and historic market town set in the heart of the Blackmore Vale, offering a strong sense of community alongside a wide range of everyday amenities. The town provides a good selection of independent shops, supermarkets, cafés, public houses and restaurants, together with primary and secondary schooling, medical facilities and leisure facilities, as well as plenty of countryside walks nearby. There are good road links to surrounding towns including Blandford Forum, Sherborne, Shaftesbury and Dorchester, while mainline railway stations at nearby Sherborne and Gillingham provide direct services to London Waterloo.

Postcode - DT10 2HN

What3Words - trapdoor.formal.reminds

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.