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### Broad Oak, Sturminster Newton, DT10 21.10

The Dwelling – Barrow View Farm Cottages

Broad Oak, Sturminster Newton

#### Overview

A beautifully designed single-storey home, built in 2024 to an exceptional specification. One of a pair, this contemporary bungalow combines modern convenience with rural charm, offering spacious living accommodation of approximately 1,748 sq ft and set within delightful grounds of just over half an acre.

#### Key Features

- Built in 2024 with brick elevations under a pitched tiled roof
- Stylish open-plan kitchen/dining/living space with aluminium bi-fold
- Wood-burning stove and pleasant views across gardens and farmland
- Fully fitted kitchen with Hotpoint appliances (induction hob, oven, under-counter fridge, freezer & dishwasher)
- Separate utility room with Indesit washing machine & tumble dryer
- Four bedrooms and three bath/shower rooms (two en suite)
- · Underfloor heating throughout via air source heat pump
- Private driveway with parking and double garage
- South-facing garden and terrace, extending to just over half an acre

#### Accommodation

- Open-plan kitchen/dining/sitting room with bi-fold doors to the terrace Utility room
- · Four bedrooms (two en suite)
- Family bathroom

### Outside

The property is approached from a quiet lane onto a shared driveway, leading to private parking and a double garage. To the rear, a large south-facing terrace opens onto generous gardens with views across open fields.

#### Location

Broad Oak is a peaceful hilltop hamlet just outside Sturminster Newton, a traditional market town with a vibrant community. Amenities include:

- · Weekly Monday market
- Supermarket, butchers, delicatessen, cafés and pubs
- · Medical centre, dentist, library, churches and schools
- Renowned Arts Centre with theatre, music and cultural events
- Excellent walking countryside nearby















### Floor Plan



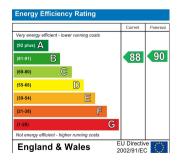
## **Viewing**

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

### Area Map



# **Energy Efficiency Graph**



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