



Connells

Fairview Glue Hill
Sturminster Newton Sturminster Newton

Fairview Glue Hill Sturminster Newton Sturminster Newton DT10 2DJ

for sale offers in the region of
£400,000



Property Description

Sturminster Newton is a town situated on the river Stour in the north of Dorset, first recorded in an Anglo-Saxon charter in 968 as Nywetone at Stoure, and in the Domesday Book of 1086 as Newentone. Newton refers to a new farm or and Sturminster to a church (Minster) on the Stour.

There is a familiar range of retail shops and supermarkets, chemist and post office, local retailers include Holbrooks a prize-winning delicatessen, Olives-et-al specialising in olives and Oxfords is a historic artisan baker and make sure you visit the great fresh fruit shop Root and Vine.

The property is about a 1 km walk from the town or a 4-minute drive and local footpaths are abundant. The house has been extended across the back to provide a larger landing and entrance hall, the rooms generally are all a good size with the main reception room formally two rooms, giving a seance space to the property, this feel continues into the large Kitchen/Breakfast room and to the first floor with the three large double bedrooms.

The house offers scope to remodel or redecorate and (STPP) extend the property.

Reception Room

22' x 13' 11" (6.71m x 4.24m)

Large Room originally two rooms with feature Fireplaces to both ends. Two Large Windows to front one being a Bay window, Further

window to side. Open Fire with Stone surround Radiator. Door leading from Entrance Porch into the other side of the Reception Room again with open fire and door to Entrance Hall.

Kitchen/Diner

19' 4" x 8' 8" (5.89m x 2.64m)

Dual aspect with three windows overlooking the front garden and countryside beyond, the side overlooking the BBQ area and a further window overlooking the rear garden. The kitchen offers a good selection of base and eye level kitchen cupboards and draws with fitted work surfaces above, a ceramic sink and space for free standing appliances.

Entrance Hall

24' 7" x 5' 2" (7.49m x 1.57m)

Partially glazed covered entrance porch leads to front door.

Bedroom One

14' 7" x 10' 3" (4.45m x 3.12m)

Front aspect window, radiator.

Bedroom Two

12' 4" x 9' 10" (3.76m x 3.00m)

Front aspect window overlooking open farmland, radiator.

Landing

19' 1" x 6' 2" (5.82m x 1.88m)

Front aspect window overlooking open farmland, radiator.

Bedroom Three

10' 5" x 8' 11" (3.17m x 2.72m)

Front aspect window overlooking open farmland, radiator.

Front Garden

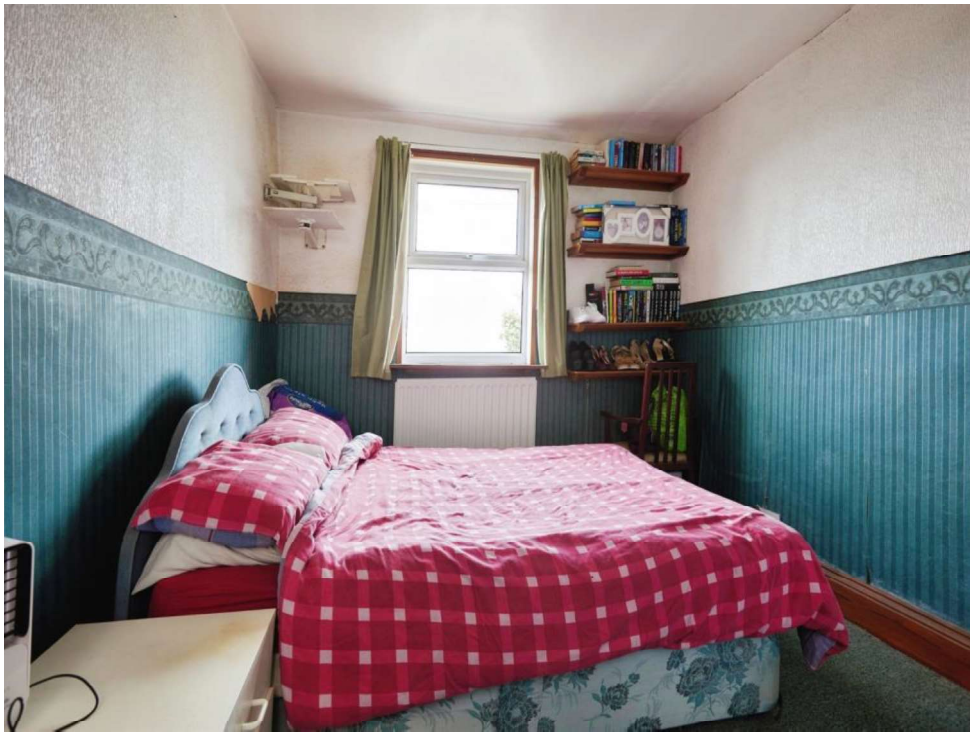
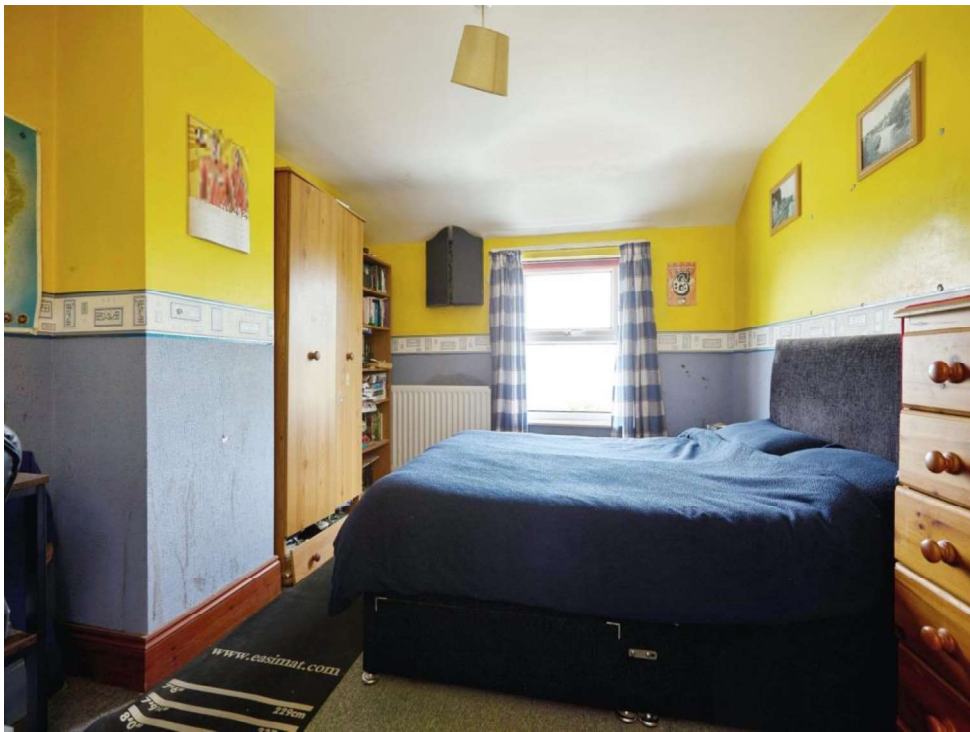
Garages

Bathroom

8' 10" x 5' 6" (2.69m x 1.68m)

Family bathroom suite with a built-in airing cupboard.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01258 452 327
E blandfordforum@connells.co.uk

20 Salisbury Street
 BLANDFORD FORUM DT11 7AR

view this property online connells.co.uk/Property/BLF306377

directions to this property:

Upon leaving Connells office at 20 Salisbury St, Blandford Forum DT11 7AR, head north on Salisbury St/B3082 toward Anchor Gateway take the left fork onto Whitecliff Mill St/B3082 and then slight left onto Milldown Rd/B3082, Continue to follow B3082 for about a mile and turn onto A350 at the traffic lights turn left onto A357 for 7 miles passing the turning for Sturminster Newton and then turn left onto Glue Hill the property is on the left hand side with a Connells board outside.: Glue Hill, Bridge, Sturminster Newton DT11 0 2DJ, Blandford Forum DT11 7AR, Band: D

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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