



**CHAFFERS**  
ESTATE AGENTS



## Hazel Hall Cottage Frizzels Hill Kingston, Sturminster Newton, DT10 2EA

Welcome to this charming property located in the picturesque area of Frizzels Hill, Kingston, Sturminster Newton. This delightful house boasts 2 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 2 cosy bedrooms, you'll have the perfect retreat to unwind after a long day.

The property features 1 bathroom, offering convenience and comfort for your daily routines. Situated in a tranquil neighbourhood, this house provides a peaceful sanctuary away from the hustle and bustle of city life.

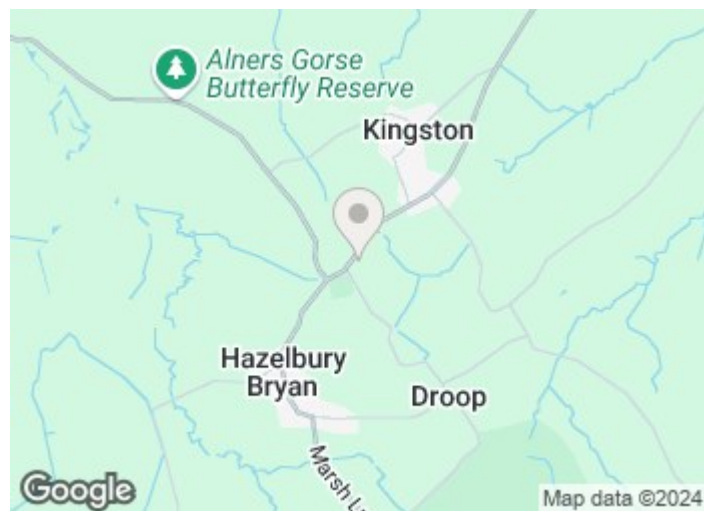
Whether you're looking for a new family home or a cosy retreat in the countryside, this property offers endless possibilities. Don't miss the chance to make this house your own and create lasting memories in this idyllic location.

**£1,100**

**Council Tax Band: C**

# Hazel Hall Cottage Frizzels Hill

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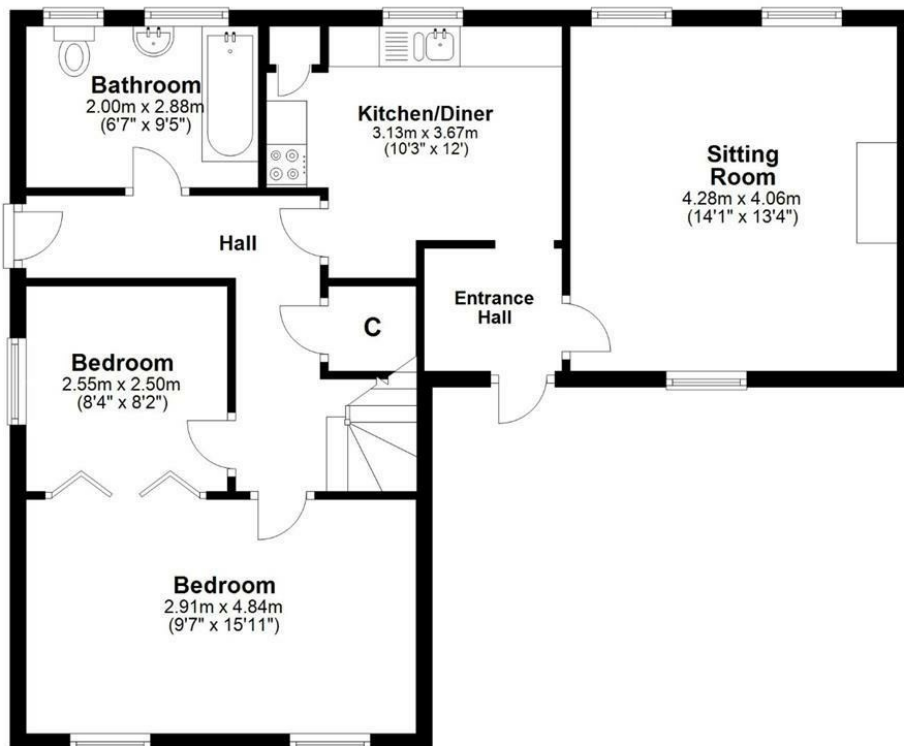


[Directions](#)



# Floor Plan

## Ground Floor



## First Floor



Total area: approx. 86.4 sq. metres (929.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given  
Plan produced using PlanUp.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	