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ESTATE AGENTS



## Oakdale Stony Lane

Holwell, Sherborne, DT9 5LJ

A spacious three bedroom detached bungalow in a rural setting in the village of Holwell. The property offers spacious accommodation as well as ample off road parking and a double garage.

**Offers Over £475,000 Freehold**

Council Tax Band: E

# Oakdale Stony Lane

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- No Forward Chain
- Three Bedrooms
- Kitchen and Utility
- Generous Wrap Around Garden
- Oil Fired Central Heating
- Master Bedroom with En Suite
- Off Road Parking
- Double Glazing
- Three Reception Rooms
- Double Garage

## DESCRIPTION

A large three bedroom detached bungalow located on the edge of the popular village of Holwell. The property offers spacious accommodation throughout and benefits from a generous garden, ample off road parking with a double garage, and is offered for sale with no forward chain.

The property is entered in the hallway with a door to the right into the sitting room. The sitting room is a large reception room with a window to the front and two windows to the side, providing plenty of natural light, as well as a focal fireplace. There are double doors opening into the dining room, which has sliding doors into the conservatory, and access to the kitchen on the opposite side. The kitchen is fitted with wall and base units, a double oven, electric hob,

sink with drainer, and a door into the utility. There are three bedrooms, one of which is a large master bedroom which benefits from three fitted double wardrobes, and an en suite shower room. The en suite is a modern suite which comprises a shower cubicle, low level WC and vanity unit hand wash basin. There are two further double bedrooms. The family bathroom is fitted with a suite comprising a panelled bath, low level WC and vanity unit hand wash basin. Outside, the property boasts a wrap around garden which is mainly laid to lawn with a mix of trees, shrubbery and flower beds. There is also ample off road parking with a double garage.

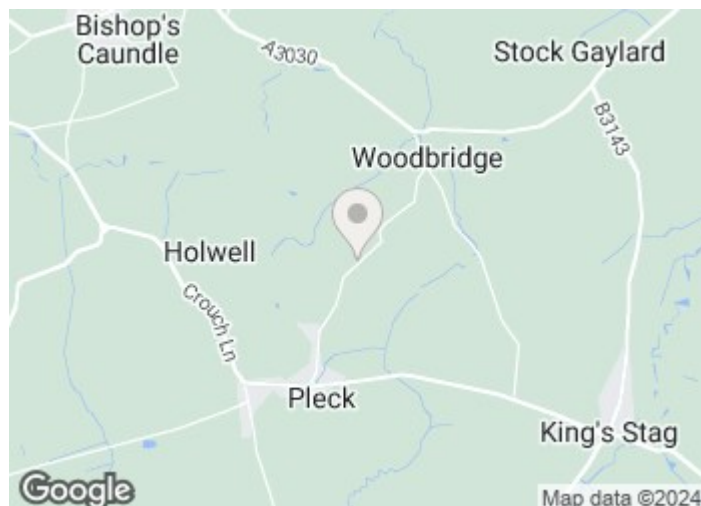
## LOCATION:

Holwell is a pleasant rural village in unspoilt countryside with a parish church and play school. Public houses and

general stores are at Kings Stag 1 mile away and Bishop Caundle 1 1/2 miles. The village is situated 6 miles from the old market town of Sturminster Newton and 7 miles from the Abbey Town of Sherborne with a main line station (Waterloo/Exeter). Yeovil 12 miles, the county town of Dorchester 15 miles and the coast at Weymouth 23 miles.

## ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage. Oil Fired Central Heating.  
Council Authority: Dorset Council ~ Council Tax Band: E  
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.  
Energy Performance Certificate: Rated: TBC



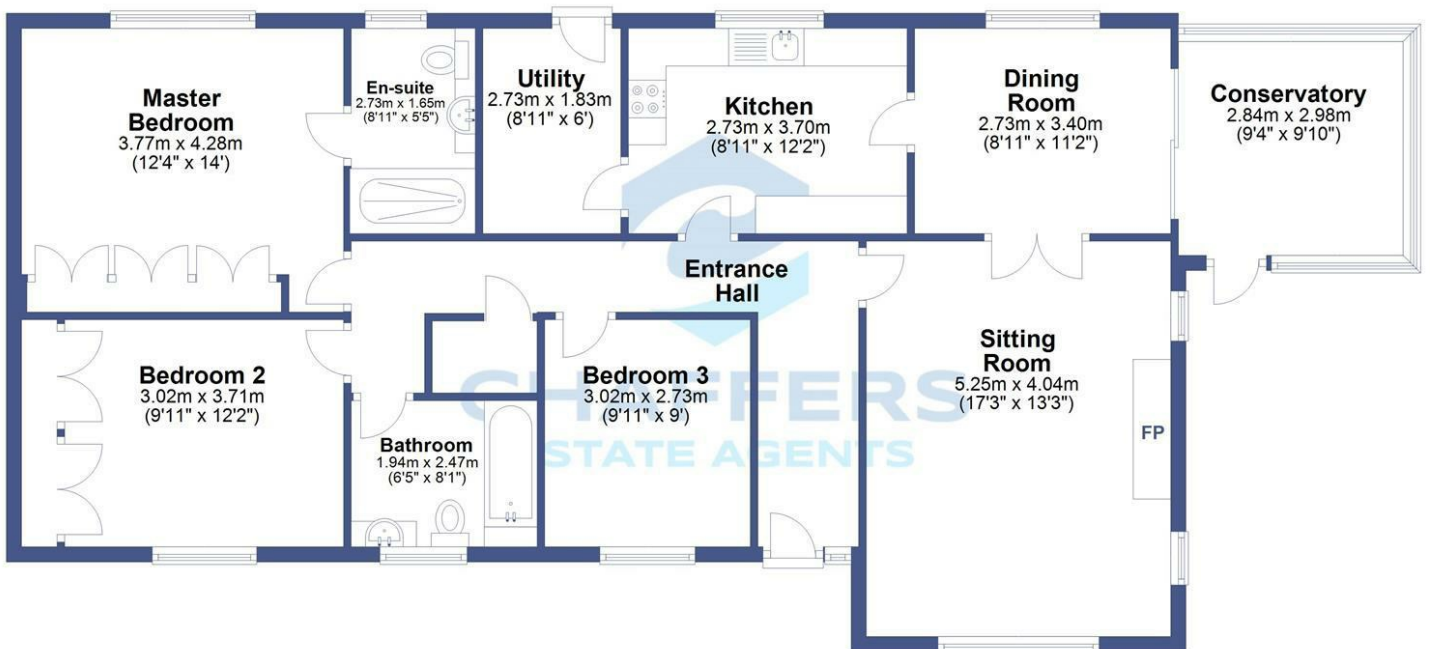
## Directions

From our Sturminster Newton office, proceed down Bridge Street and turn right over the bridge onto the A357. Continue for approximately 3 miles and turn left onto the A3030. After 1 mile, turn left onto B3143 and follow this road into Kings Stag. Turn right at the crossroads by the Green Man Inn, and follow this road into Holwell. Upon entering the village, take the first right onto Stony Lane and the property will be found a short distance along on the right hand side.



# Floor Plan

## Ground Floor



Not to scale. For illustration purposes only. Plan indicates property layout only. 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 firm's 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>		41	
(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	