



CHAFFERS
ESTATE AGENTS



6 Nicholsons Cottages

Hinton St. Mary, Sturminster Newton, DT10 1NF

Offers Over £315,000 Freehold



VERY LARGE PLOT. We are delighted to offer this fantastic Two Bedroom Semi detached property located in the wonderful rural village of Hinton St Mary, only a short distance to the local amenities of Sturminster Newton. This Incredible home offers an abundance of space and makes for perfect countryside living. Surrounded by greenery this property is a MUST VIEW!



DESCRIPTION

VERY LARGE PLOT. We are pleased to offer this Wonderful Semi Detached Rural home nestled in the lovely location of Hinton St Mary. Surrounded by miles upon miles of greenery and beautiful countryside this property is a perfect example of countryside living. Situated on a very large plot this property offers an extensive front and rear garden. The outside has been mostly laid to lawn and offers an abundance of parking and space. There is plenty of room and scope to extend and enhance. however, depending on what suits this property makes for a fantastic home. The property is entered into the hallway. on your right is a lovely, light and airy bathroom with a tiled floor, side aspect window, shower over bath, hand wash basin and W.C. The dining room is the next principal room and comprises of a front aspect window, ample space for a dining table and chairs and even room for a sofa. Furthermore, we have a very spacious lounge, also with a front aspect window and working open fireplace. The kitchen is also a lovely space with ample built-in storage. A rear aspect window overlooking the wonderful garden.

Upstairs consists of Two very good-sized bedrooms with more than enough space for storage. Both bedrooms have built-in cupboards. These bedrooms are very light and airy with bedroom two overlooking the rear garden while bedroom one overlooks the side garden and has extensive far-reaching views across miles of countryside. Upstairs has been tastefully finished with exposed painted floorboards. All in all, this is truly an incredible property that has plenty to offer.

Early viewings are highly recommended!

LOCATION

Approximately a mile out of the town of Sturminster Newton is the popular and sought after village of Hinton St. Mary which is a lovely historic and manorial village which lies in a conservation area and has a church, inn, garage, tithe barn and manor house. The countryside around the village provides excellent walks and particularly around the River Stour. Nearby are the villages and towns of Marnhull, Sturminster Newton, Gillingham, Shaftesbury, Blandford and Sherborne which provide shopping and schooling facilities

ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage. Oil Fired Central Heating.

Council Authority: Dorset Council - Tel: 0345 034 4569

Council Tax Band: C

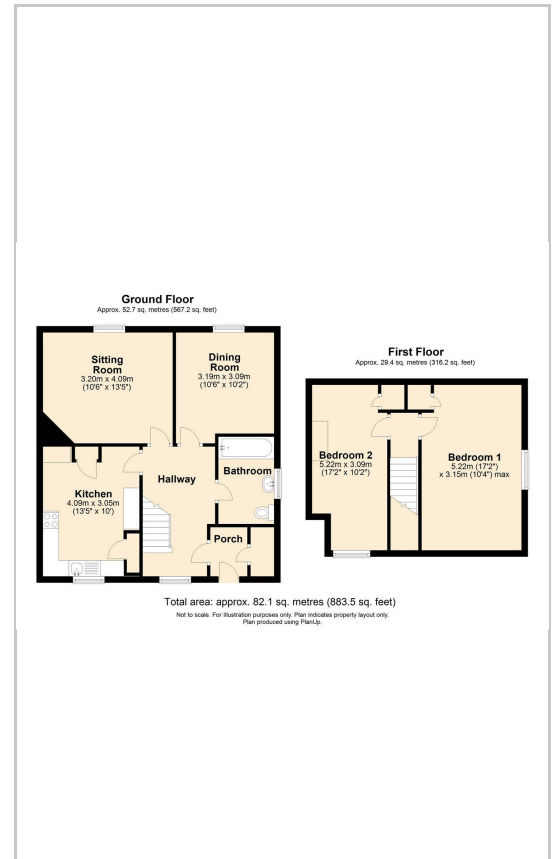
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: TBC

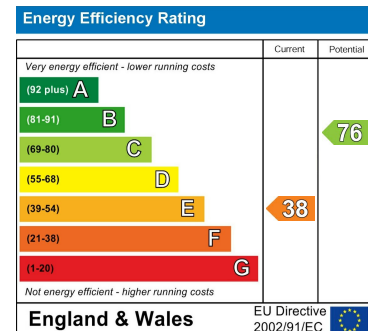
Area Map



Floor Plans



Energy Efficiency Graph



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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