



CHAFFERS
ESTATE AGENTS



Oaklands New Road

Broad Oak, Sturminster Newton, DT10 2HF

A wonderful three bedroom detached bungalow with spectacular rural views situated in the sought after hamlet of Broad Oak on the outskirts of Sturminster Newton.

Asking Price £650,000 Freehold

Council Tax Band: F

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- Spectacular Rural Views
- 0.32 Acre Plot
- Two Reception Rooms and Conservatory
- Gas Central Heating
- Three Double Bedrooms
- Double Garage
- Large Kitchen/Breakfast Room
- Two En Suites
- Ample Off Road Parking
- Utility Room

DESCRIPTION

A wonderful three bedroom detached bungalow situated on a large plot. The property was built in 1987 and is offered for sale for the first time in 25 years. The property offers spacious accommodation throughout, as well as a generous garden with spectacular rural views.

The property is entered into the hallway which offers access to all principal rooms. To the right on entering is the dining room which has windows to the front and side aspect, and double doors opening into the sitting room. The sitting room has a large sliding door to the rear and a bay window to the side aspect, both of which provides an outlook over the rear garden and the views surrounding the property. There is also an electric fire fitted into a focal fireplace. Adjacent the sitting room is the large kitchen/breakfast room which has ample space for a table and chairs, and is fitted with wall and base units with appliances including an oven and fitted dishwasher, a double sink, and space for a fridge/freezer. Doors open into the conservatory which has a door into the rear garden and also

enjoys the views. Opposite the kitchen is the utility which has fitted floor units, a sink with drainer, boiler, and a door into the double garage. There are three good sized double bedrooms with the property, two of which have an en-suite shower room and the master bedroom benefits from a fitted wardrobe. There is also a family bathroom which has a suite comprising a panelled bath, low level WC, vanity unit hand wash basin and a bidet.

Outside, there is a large wrap-around garden of around 0.32 acres. There is a lawn to the side and rear of the bungalow, with an elevated area which has been used for vegetable plots and a herb garden. There is also a patio which has space for a table and chairs, and the garden is enclosed by a low hedge to enjoy the rural views around the property.

LOCATION:

Broad Oak is a hamlet on the outskirts of Sturminster Newton. Sturminster Newton is an interesting Old Market Town and is the most centrally sited of North Dorset's five principal

towns, standing halfway between Blandford Forum and Sherborne in a most delightful setting on the banks of the River Stour and in the heart of the beautiful Blackmore Vale. There are a wide range of Shops, a Primary School and a Secondary School, Church, Medical Centre and Health Clinic, NHS Dentist, Private Dentist and a modern Leisure Centre. The Exchange is an award winning multi-purpose building offering a community/arts centre. Coarse fishing in the River Stour. Blandford 9 miles, Sherborne 12, Yeovil 17, Dorchester 20, Bournemouth and the South Coast 27 miles. Gillingham 10 miles has a mainline railway station. The A30 is 8 miles, and the A303 approximately 15 miles.

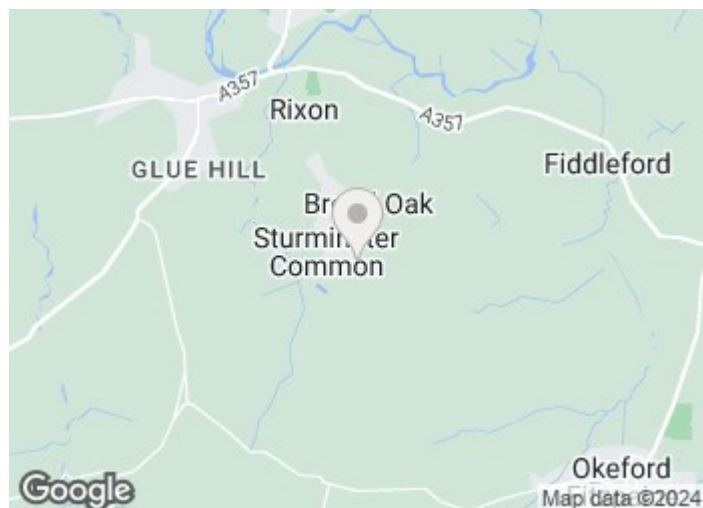
ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: F

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

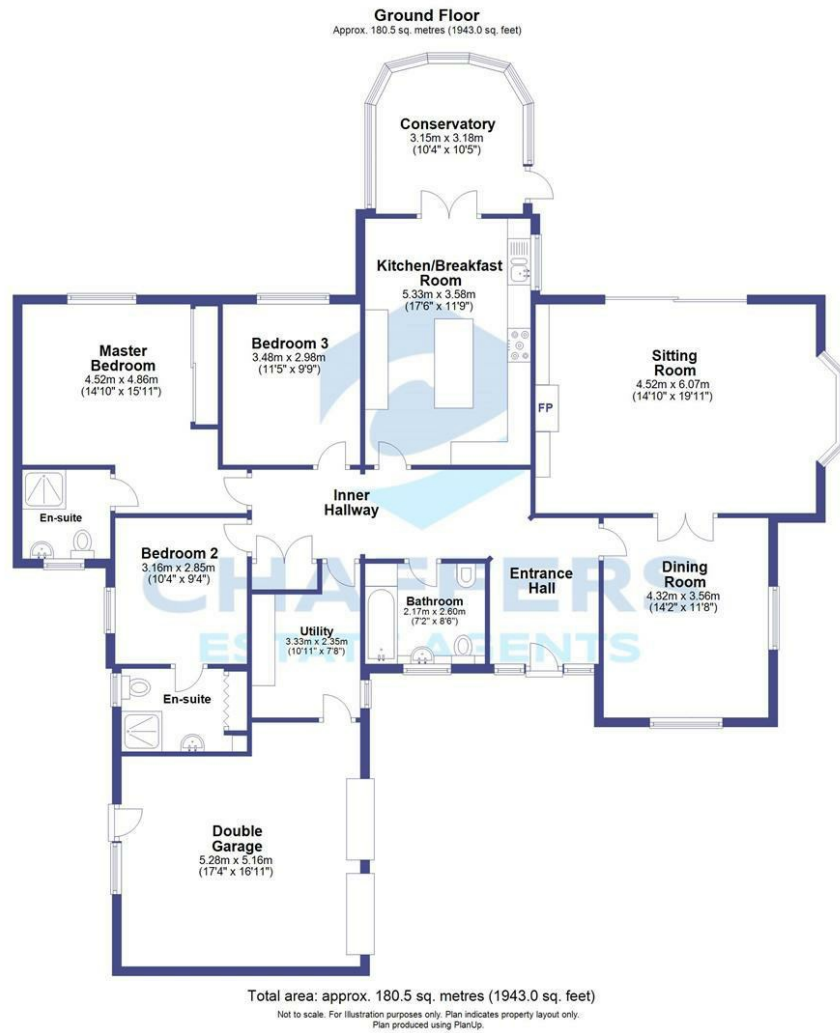


Directions

From our Sturminster Newton office, proceed down Bridge Street and turn left over the bridge, then right onto Common Lane towards Broad Oak. Follow this road up the hill and take the third left onto New Road. Continue along this road and the property will be found on the left hand side.



Floor Plan



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) A			79
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	