



CHAFFERS
ESTATE AGENTS



592 Hammond Street

Mappowder, Sturminster Newton, DT10 2EH

Panoramic views, EXTENDED Semi-Detached Cottage with GARAGE and parking for multiple vehicles offers approx. 1/4 ACRE OF GARDEN.

Offers Over £535,000 Freehold

Council Tax Band: C

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DESCRIPTION

Nestled into the countryside with panoramic views over the rolling hills of Dorset, this extended Semi-Detached Cottage with garage and parking for multiple vehicles offers approx. 1/4 acre of garden.

The accommodation briefly comprises of two reception rooms, a large kitchen/diner. A downstairs shower room. The first floor has 4 good sized bedrooms and a family bathroom.

Outside the property offers amazing rural countryside views and a large rear garden with off road parking to the front.

SITUATION

Mappowder is a small hamlet situated just 2 miles from the larger village of Hazelbury Bryan which is a large rural village consisting of five hamlets set amidst delightful countryside near the foot of Bulbarrow Hill which commands magnificent views with an abundance of

walks and bridle paths. There is a recreation field, parish church, primary school, small shop and inn. Village shop and garage at Kings Stag. Other local towns include Sturminster Newton approximately 4 miles, Sherborne 10 miles, Blandford 12 miles, Yeovil and Dorchester 15 miles with Weymouth and the Dorset coast 23 miles.

Services: Mains Water, Electricity & Drainage.

Council Authority: Dorset Council ~ 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:

D

ADDITIONAL INFORMATION



Directions

From our Sturminster Newton office, proceed down Bridge Street and turn right at the lights. Follow the road up the hill and turn left onto Glue Hill. Continue on this road into Hazelbury Bryan and through to Wonston, turning right at the fork in the road signposted to Mappowder. Follow Pleck Hill into Mappowder and bear right the property will then be found on your right hand side.



Floor Plan



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) A			
(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	

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