



CHAFFERS
ESTATE AGENTS



15A Wheat Close

Kingston, Sturminster Newton, DT10 2EP

Charming countryside views in welcoming village! Modern comforts incl. woodburning stove, solar panels, and electric car point. Near amenities. Ideal family home. We're expecting high levels of interest in this property, so early viewing is highly advised!

Offers Over £290,000 Freehold

Council Tax Band: C

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- Countryside Views
- Woodburner in Sittingroom
- Parking for two vehicles
- Kitchen/Diner
- Owned Solar Panels
- Oil Central Heating System

Description

This charming three-bedroom semi-detached family home, beautifully presented, is the perfect retreat to the countryside. Situated in a peaceful cul-de-sac at the edge of a sought-after Dorset village, it boasts picturesque countryside views and a cozy atmosphere due to a woodburning stove in the sitting room. The property offers spacious living areas, benefiting from modern features such as oil-fired central heating, uPVC double glazing, and fully-owned solar panels with quarterly pay-outs. Additionally, there is a solar thermal system which also heats the hot water, reducing oil costs. Recently fitted carpets adorn the first floor, and an electric car charging point adds convenience for modern road users. The property is conveniently located near village amenities including a well-stocked shop, a pub, and a primary school, with further amenities in nearby Sturminster Newton. Early viewing is highly recommended to seize this fantastic opportunity.

Entrance Hall -

Doors to both the kitchen/diner and the sitting room, stairs to the landing and accessed via the side pathway.

Sitting Room -

A house in the countryside just wouldn't be complete without a wood burner to gather around. Impressive 8kW wood burning stove(the owner assures me it kicks out some heat) patio doors to the rear garden and scenic views of the neighboring farmland.

Kitchen/Dining Room -

Truly the heart of the home with an impressive amount of space on offer. Ample room to house a sizeable dining table for the avid entertainer or somewhere to seat the children for homework. This is an impressive and functional space that would blend itself for a multitude of uses depending on ownership.

Landing -

Stairs from the entrance hall, loft access to a

mostly boarded loft with ladder and light. Access to all bedrooms and the family bathroom. Airing cupboard

Bedroom One-

A double bedroom with front view.

Bedroom Two-

A double bedroom with rear aspect which takes full advantage of the countryside views.

Bedroom Three -

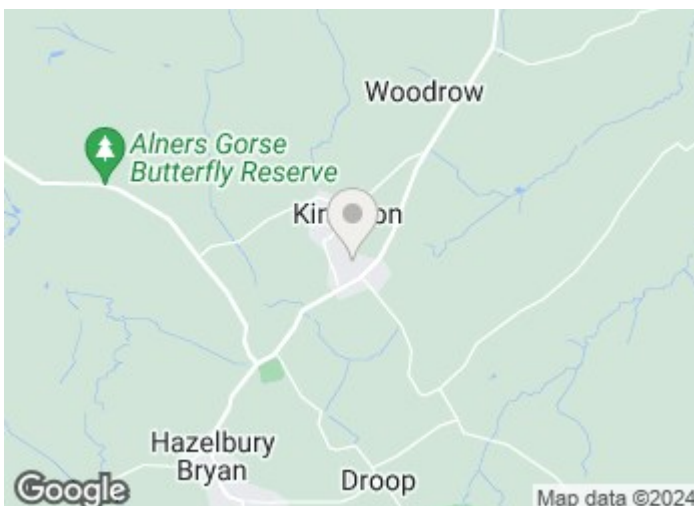
A double bedroom with front aspect.

Bathroom -

A white suite with shower over bath, tiling to splash prone areas, extractor fan, vanity wash hand basin unit with light up mirror.

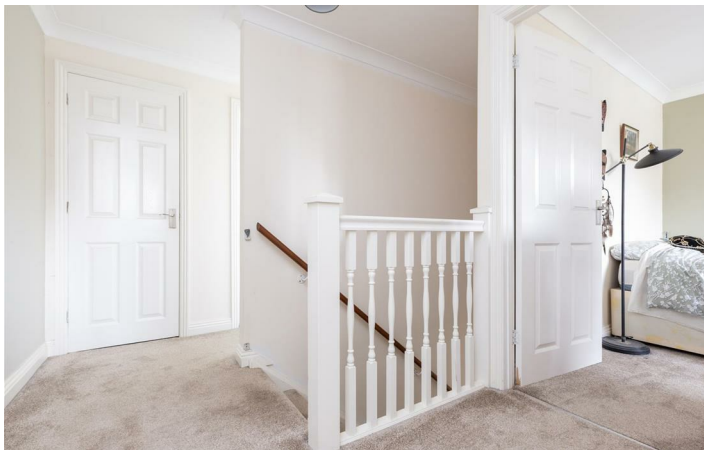
Outside -

Parking And Garden - Driveway parking on the front with electric car charging point. Side access to the rear garden and entrance door with adorning storm porch. The rear garden offers superb views, patio seating, oil tank and a useful storage shed.



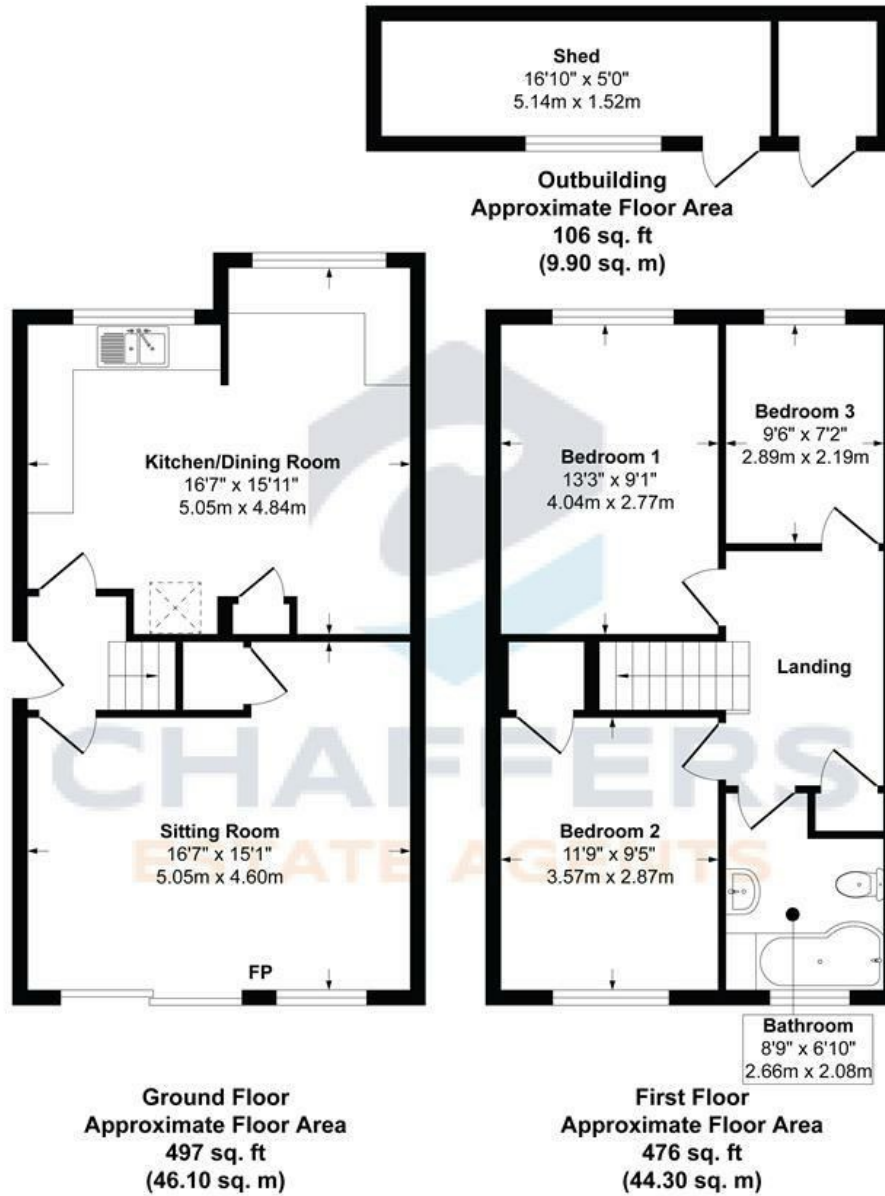
Directions

Leave the town via Bridge Street at the traffic lights continue over the bridge and turn right onto the A357 heading towards Sherborne. Take the next turning left into Glue Hill, signposted Hazelbury Bryan. Continue along this road for about three miles and Wheat Close is a turning on the right. The property is on the right hand side about half way up the cul de sac. Postcode DT10 2EP



Floor Plan

Wheat Close, Kingston, Dorset, DT10



Approximate Gross Internal Floor Area 1,079 sq. ft / 100.30 sq. m

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		99
	(81-91) B		
	(69-80) C	75	
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	