



CHAFFERS
ESTATE AGENTS



Foriers Penny Street

, Sturminster Newton, DT10 1DF

South facing garden offering uninterrupted views of the River Stour, Two Garages with Annex possibilities, driveway parking, all the while being walking distance of the town centre. These opportunities don't come up very often and it's no wonder this home has been in the same hands for the last 50 Years. Foriers', although needing some updating, offers a fantastic grounds in which to grow long lasting roots, with numerous advantages on offer from its position and ample scope for improvement to suit your housing needs.

Open To Offers £585,000 Freehold

Council Tax Band: E

Foriers Penny Street

, Sturminster Newton, DT10 1DF



- South Facing Garden
- Two Garages
- Cul-de-Sac Location
- Views of the River Stour
- Income potential
- Walking distance of Amenities
- Opportunity to improve

DESCRIPTION

This enchanting property boasts an uninterrupted view of the Stour River, offering a serene retreat to unwind, and without compromise, it offers both driveway and garaged parking for multiple vehicles and a leisurely stroll of the town centre.

Set at the end of the picturesque Penny Street, Foriers' is believed to have been built in the late fifties, the bungalow is strategically positioned on an elevated site, allowing every principal room to indulge in breathtaking views of the River Stour and the Blackmore Vale beyond. Embracing its south-facing orientation, the property not only basks in natural light but also presents an ideal canvas for sustainable living with the option for solar panel installation.

The expansive garden enveloping Foriers' is a haven of tranquility, adorned with terraced lawns, vibrant flower beds, and mature trees that create pockets of shade. Teeming with wildlife, this idyllic sanctuary beckons those seeking peace and connection with nature.

The welcoming entrance hall leads to three inviting bedrooms adorned with built-in wardrobes, a simple bath/shower room, and a separate WC. The lounge/dining area offers open fire capabilities and many windows looking toward the river which bath the room in natural light. Further advantages such as a utility area and sunroom.

Adjacent to the main residence, the barn presents two generously sized garages, a convenient WC and shower, utility facilities, and a spacious loft room boasting panoramic views—an ideal space for creative pursuits or additional accommodation. With the necessary permissions, this could be further converted to Annex quarters or offer income possibilities with the right types of conversion.

Foriers' offers the best of both worlds, with the convenience of town amenities just a leisurely stroll away and the serenity of rural living at your doorstep.

Services include gas, electricity, mains water, and drainage.

LOCATION:

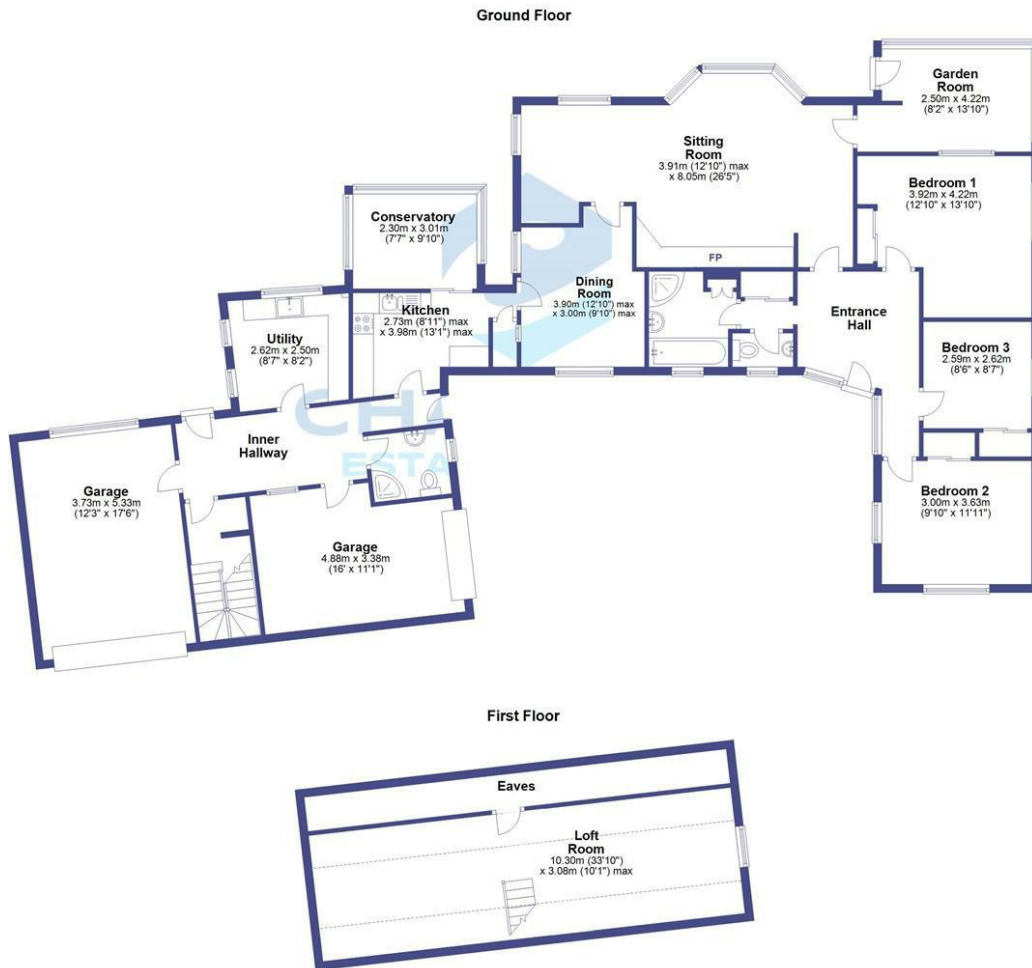
Sturminster Newton is an interesting Old Market Town and is the most centrally sited of North Dorset's five principal towns, standing halfway between Blandford Forum and Sherborne in a most delightful setting on the banks of the River Stour and in the heart of the beautiful Blackmore Vale.

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.



Floor Plan



Not to scale. For illustration purposes only. Plan indicates property layout only. Plan produced using PlanUp.

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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	