



BLACKMOOR VIEW BLACKMOOR VIEW

STURMINSTER NEWTON, DT10 2HD

£575,000
FREEHOLD

Meticulously updated with contemporary touches. Spacious sitting room with wood burner. Expansive open-plan kitchen/dining area with sleek design and integrated appliances. Eco-friendly with solar panels. Master bedroom with ensuite.



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- Ample Parking • Panoramic Views • Solar Panels Owned • Engineered Oak Flooring • Quartz Worktops • Integral Kitchen appliances • Ensuite to Master Bedroom • Wood Burner in Sitting Room • Meticulously updated



Description

Blackmoor View offers panoramic far-reaching views from its prominent position. Originally constructed in 1973, this detached four-bedroom dwelling has been meticulously updated and adorned with contemporary touches by its current occupants, offering a harmonious blend of comfort and style.

Upon entering through the front door, which is sheltered by a storm porch, guests are welcomed into an airy entrance hall adorned with engineered oak flooring which extends further into much of the ground floor, setting the tone for the rest of the home. The entrance hall forms the natural divide between the triple aspect kitchen and sitting room with a staircase to the first floor and the convenience of a cloakroom. The ground floor unfolds seamlessly, revealing a spacious sitting room exuding warmth with its triple aspect design and a cozy wood burner, ideal for intimate gatherings or tranquil moments of repose.

The heart of the home lies in the expansive open-plan triple aspect kitchen/dining area, recently revamped to encapsulate a modern aesthetic while maintaining an air of practicality. Bathed in natural light pouring through the large windows, this culinary haven boasts sleek wall and base units, quartz worktops for easy cleaning, and integrated appliances including a dishwasher, Belfast sink, double halogen range cooker, integral washing machine, microwave, and hidden bins. The kitchen is also complemented by a generously sized island featuring built-in storage offering USB ports on both sides making for a seamless transition from culinary creativity to casual dining experiences. The owners have kindly agreed to include the American Style fridge & freezer in the sale as it is conveniently plumbed into the mains water supply.

Ascending the stairs to the first floor, a spacious galleried landing adorned with a large airing cupboard. Here, three double bedrooms and a charming small double bedroom await, each adorned with ample wardrobe space for organizational ease. The master bedroom boasts the added luxury of an ensuite shower room. While the other bedrooms are serviced by a primary family bathroom with underfloor heating offering a shower over the bath, WC, washing basin and low level lighting.

Embracing eco-conscious living, the residence features solar panels, ensuring sustainability without compromising on comfort. Situated in an elevated position, Blackmoor View offers breathtaking panoramic views as suggested by the name, serving as a constant reminder of the beauty that surrounds this exceptional family home.

Situation

Broad Oak is a picturesque hilltop hamlet on the outskirts of Sturminster Newton, piddles wood is 300 metres from this house, great for walkers to see bluebell woods and a dog walkers delight. 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 is a wide range of Shops, a Primary School and a Secondary School, a Church, a Medical Centre and Health Clinic, NHS Dentist, a 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 is approximately 15 miles.

Additional information

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

Council Authority: Dorset Council ~ Council Tax Band: E

Solar Power that is owned outright and generating an income

Solar I-boost gives free hot water from solar panels

Energy Performance Certificate: Rated: D

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.



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ADDITIONAL INFORMATION

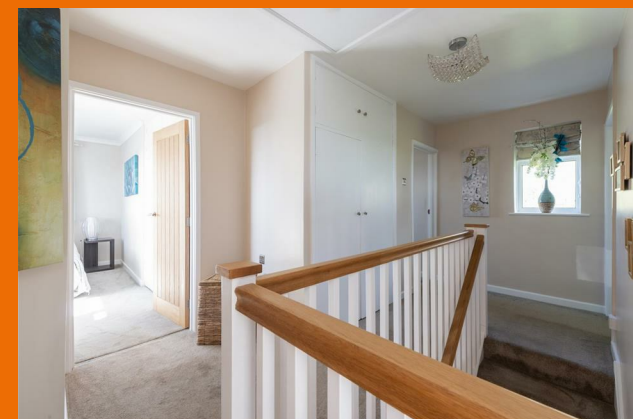
Local Authority – Dorset

Council Tax – Band E

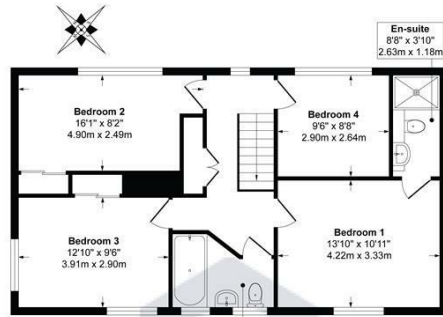
Viewings – By Appointment Only

Floor Area – 1450.00 sq ft

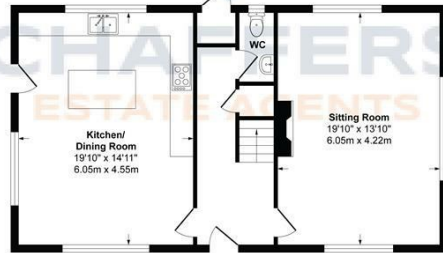
Tenure – Freehold



Broad Oak, Sturminster Newton, Dorset, DT10



First Floor
Approximate Floor Area
725 sq. ft
(67.35 sq. m)



Ground Floor
Approximate Floor Area
725 sq. ft
(67.35 sq. m)

Approximate Gross Internal Floor Area 1,450 sq. ft / 134.70 sq. m

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	65	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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