



CHAFFERS
ESTATE AGENTS



1 Wheat Close

Kingston, Sturminster Newton, DT10 2EP

Fabulous views from this village home! Wood Burner in Sitting with wrap around garden, Garage and Parking, FOUR DOUBLE BEDROOMS, Two reception Rooms and Master Ensuite!

Asking Price £435,000 Freehold

Council Tax Band: E

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- Master Ensuite
- Two Reception Rooms
- Utility room
- Garage and Driveway
- Four Double Bedrooms
- Integral appliances
- Views of the Blackmore Vale
- Oak Flooring on ground floor

Description

Nestled on the outskirts of the enchanting Dorset village of Hazelbury Bryan, this exquisite detached family home presents an idyllic blend of serene rural living and contemporary comfort. Boasting expansive interiors and commanding views of the picturesque Blackmore Vale countryside, this property epitomizes Dorset Living with cozy stove in the sitting room.

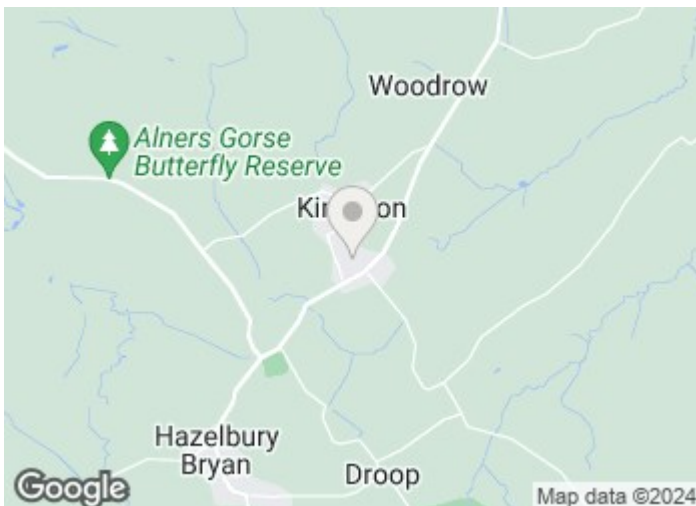
Thoughtfully designed and meticulously maintained, the home showcases a wealth of desirable features, including a charming porch/boot room and extended family bathroom. The updated kitchen, adorned with modern fixtures and complemented by elegant slate tiled floors, serves as the heart of the home, exuding both style and functionality.

Accommodating four double bedrooms, including a master suite with an en-suite shower room, this home provides ample space for family living. The bright and inviting sitting room and dining room offer lovely oak floors both of which are versatile spaces for relaxation and entertainment.

Stepping outside, the landscaped garden which is fully enclosed, gate in the rear offering access to the garage and driveway, complete with a paved seating area ideal for alfresco dining and social gatherings. A realistically useable front garden offers a second patio seating area and space to unwind.

Situation

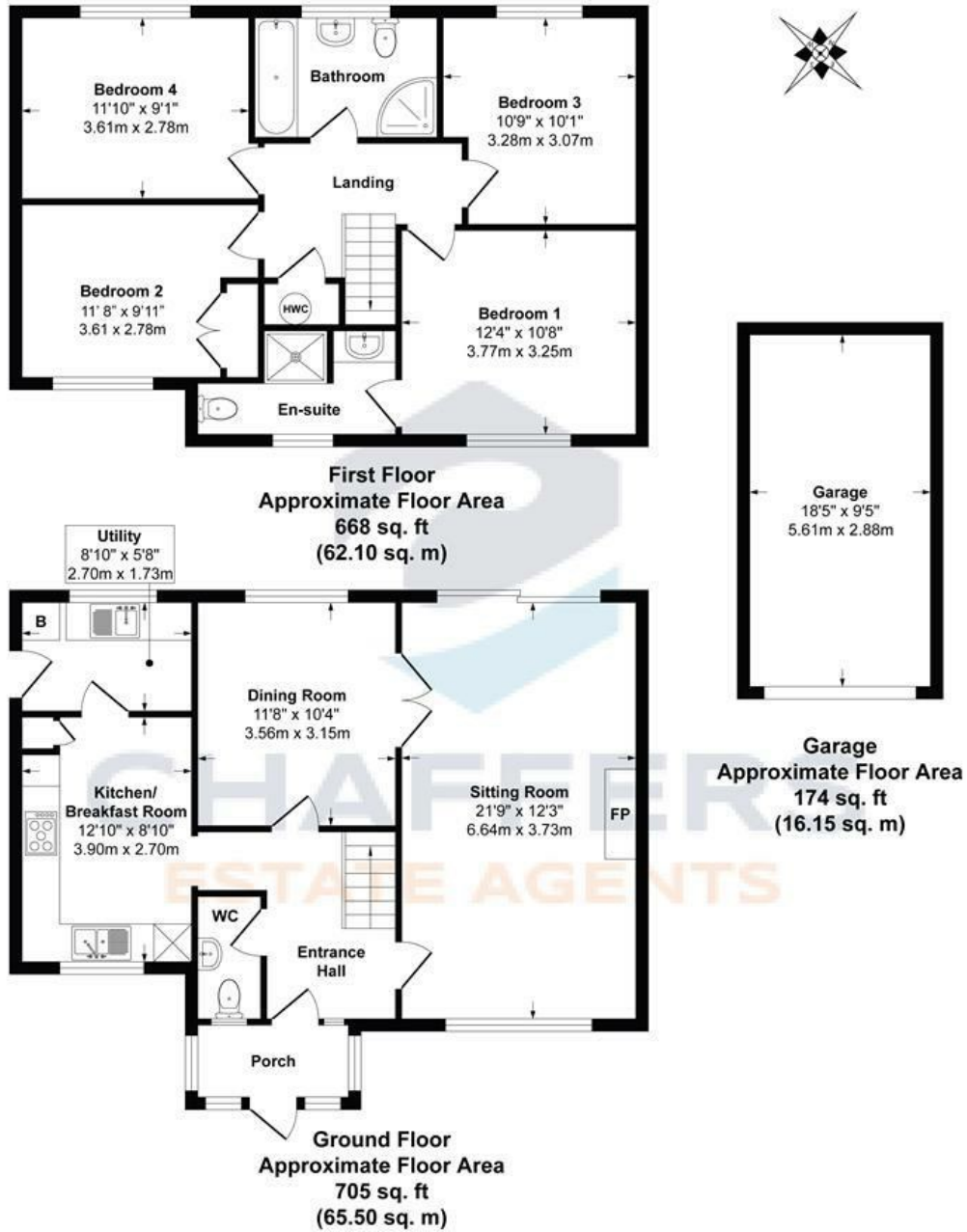
HAZELBURY BRYAN is a large rural village consisting of five hamlets set amidst delightful countryside near the foot of Bulbarrow Hill which commands magnificent views with an abundance of walks and bridle paths. There is a recreation field, parish church, primary school, small shop and inn. Village shop 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.





Floor Plan

Wheat Close Kingston, Sturminster Newton, Dorset, DT10 2EP



Approximate Gross Internal Floor Area 1,547 sq. ft / 143.75 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		
(81-91)	B		78
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	