



CHAFFERS
ESTATE AGENTS



2 Nicholsons Cottages

Hinton St. Mary, Sturminster Newton, DT10 1NF

A three bedroom semi-detached house located in a small village on the outskirts of Sturminster Newton. The property is offered for sale with no forward chain and benefits from a large plot, driveway and garage.

Asking Price £325,000 Freehold

Council Tax Band: C

2 Nicholsons Cottages

Hinton St. Mary, Sturminster Newton, DT10 1NF



- No Forward Chain
- Three Bedrooms
- Semi Detached House
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Off Road Parking
- Garage
- Oil Fired Central Heating

DESCRIPTION

A three bedroom semi-detached house located in a small village on the outskirts of Sturminster Newton. The property is offered for sale with no forward chain and benefits from a large plot, driveway and garage.

The property is entered into the hallway which has a door to the front, stairs to the first floor and opening to the sitting room to the left. The sitting room has windows to the front and rear, and a feature stone fireplace with a fitted wood burner. At the rear of the property is the kitchen/breakfast room which is fitted with wall and base units with a fitted one and a half bowl sink with drainer with space for appliances including an undercounter fridge, electric cooker, and a washing machine. A door leads into the dining room which provides access to the conservatory at the front and rear porch. The conservatory overlooks the front garden and has doors opening onto the side of the property. At the rear, the porch has a cloakroom, and a

door into the rear garden. There is also a shower room on the ground floor which is fitted with a suite that comprises a large walk in shower, low level WC and pedestal hand wash basin. Upstairs there are three bedrooms, two of which are doubles and one single bedroom. Outside, there are large front and rear mature gardens with side access providing access to both. At the front there is a path leading to the front door with bushes and shrubbery, and a fish pond. At the rear there is a patio area with a lawn which has a variety of mature trees, shrubs and bushes. There is also a tandem driveway leading to a large single garage.

LOCATION:

Approximately a mile out of the town of Sturminster Newton is the popular and sought after village of Hinton St. Mary which is a lovely historic and manorial village which lies in a conservation area and has a church, inn, garage, tithe barn and manor house. The

countryside around the village provides excellent walks and particularly around the River Stour. Nearby are the villages and towns of Marnhull, Sturminster Newton, Gillingham, Shaftesbury, Blandford and Sherborne which provide shopping and schooling facilities.

ADDITIONAL INFORMATION

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

Council Authority: Dorset Council - Tel: 0345 034 4569

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: E



Directions

From our Sturminster Newton office, proceed north along Market Place and out of Sturminster Newton. Continue into Hinton St Mary and the property will be found on the right hand side identified by our for sale sign.



Floor Plan



Total area: approx. 116.1 sq. metres (1249.7 sq. feet)

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.

Market Place, Sturminster Newton, Dorset, DT10 1AS
Tel: 01258 473900 Email: sturminster@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

