



**CHAFFERS**  
ESTATE AGENTS



## Rose Cottage, The Row , Sturminster Newton, DT10 1AU

THIS IS A PROJECT YOU SIMPLY DON'T WANT TO MISS! This charming property, offering granted planning permission, presents an exciting opportunity for those seeking to encompass period features into a modern contemporary home. Nestled conveniently close to the town centre yet offering a surprisingly peaceful retreat, this residence is poised to fulfill your dream of a cozy abode in which to put down lasting roots.

**£425,000 Freehold**

Council Tax Band: D

# Rose Cottage The Row

, Sturminster Newton, DT10 1AU



- Granted Planning Permission
- Garage/Workshop
- Central Location
- Ground Floor Shower Room
- Project Home
- Outbuildings
- Two Reception Rooms
- Scope to improve
- Private Garden
- Characterful Features

## Description

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This property offers superb potential with two parking spaces in front of a large garage/workshop, outbuildings with plumbing and a pleasant wrap around garden which is exceptionally private. Attractive characterful features adorn the exterior of this home and add charming touches throughout its interior.

This property isn't just a house; it's a canvas waiting for your personal touch. With granted planning permission (for extended kitchen and master bedroom, plus new utility and ensuite - ask us for further details), the potential for expansion or customisation is yours to explore, allowing you to tailor this home to your unique vision and lifestyle.

## Situation

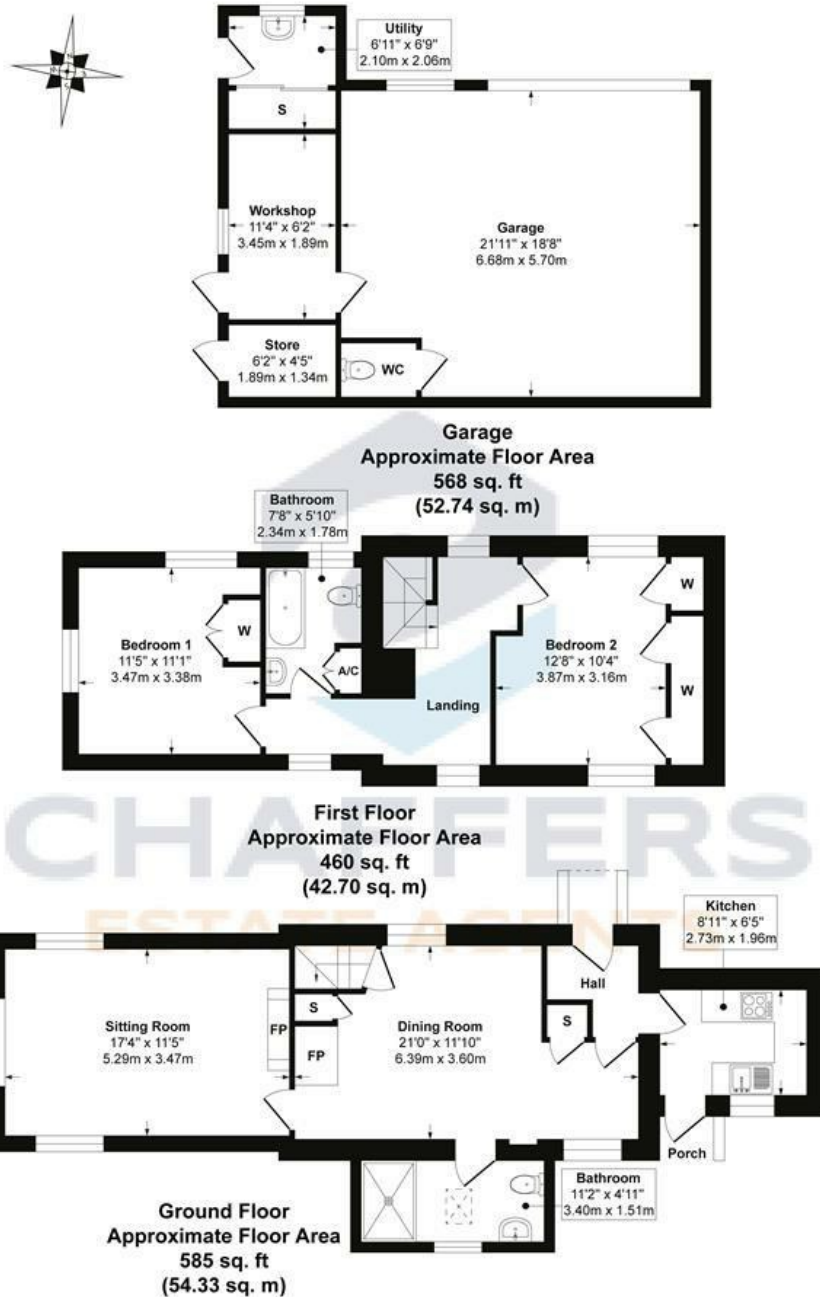
Sturminster Newton is an interesting Old Market Town and is the most centrally sited of North Dorset's five principal towns, standing halfway between Blandford Forum and Sherborne in a most delightful setting on the banks of the River Stour and in the heart of the beautiful Blackmore Vale. There are 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 on the River Stour. Blandford 9 miles, Sherborne 12 miles, Yeovil 17 miles, Dorchester 20 miles, 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

## The Row Sturminster Newton, Dorset, DT10



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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		85
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	