



21 MANSTON ROAD

STURMINSTER NEWTON, DT10 1AF

£350,000
FREEHOLD

This four bedroom house with views across open countryside to the front and open spaces to the rear is only a short, mostly level, walk from the centre of the market town of Sturminster Newton. The town boasts a wealth of interesting properties from a variety of periods, many of which house independent, shops, cafe's and public houses. In addition to the popular first and secondary schools in the town, there is a Doctors Practice and a Dentist.



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- Far Reaching Views • Off Road Parking for Multiple Vehicles • Generously Proportioned Rooms • Large Garden • Just Over 1/2 Mile Walk into Sturminster Newton Town Centre • Walking Distance to First and Secondary Schools • Fully Owned Solar Panels • Two Bathrooms



Ground Floor

The house can be accessed via the glazed front door which has a pitched tiled canopy for protection, or via a glazed side porch with a tiled floor and a wall mounted cupboard as well as space for boots and coats.

On entering the front door you will find yourself in a good sized welcoming hallway with doors to the main living spaces and carpeted stairs up to the first floor. There is wood effect laminated flooring throughout, except in the kitchen which has a tiled floor. The lounge has a double glazed window to the front and a double glazed sliding door at the rear leading into the generous conservatory. In addition to two radiators there is a feature fireplace housing a multi-fuel stove to provide warmth and atmosphere.

The conservatory has a brick base with double glazed windows on three sides and a double glazed door leading out to the large rear garden, the wood effect floor continues into the conservatory and there is a radiator.

There is a separate dining room with double glazed windows to the front and side and a radiator for heating.

The generous kitchen has plenty of storage with a range of wall and base units, there is an Onyx work top which also houses a ceramic sink and drainer with a mixer tap over. The splash backs are tiled and there is space and plumbing for a washing machine and there is a double oven range cooker with an

extractor hood over, there is also space for a large fridge freezer.

The guest cloakroom is also on the ground floor with part tiled walls, with a ceramic wash hand basin with a mixer tap sitting over a vanity cupboard and a low level W/C with dual flush.

First Floor

The stairs from the entrance hall lead up to a Galleried Landing with doors to all of the first floor rooms. There are four bedrooms in all, three double rooms and one single, each room has wood effect flooring, a double glazed window and a radiator, bedrooms one and two boast far reaching views over open countryside toward Hambledon Hill.

In addition to the main bathroom there is also a shower room which houses a large shower cubicle and has vinyl flooring a radiator and an obscured double glazed window to the rear, in the main bathroom there is wood effect flooring, a corner shower booth, a ceramic wash hand basin over a vanity unit, a W/C and a feature Claw Bath with mixer taps.

Outside

The front of the property is bordered by a low brick wall and has an asphalt surface with space to park up to 4 vehicles, a wooden gate to the side of the property leads to a small drive to the single garage which has, an up and over, electric door as well as a side door which opens up to a small work space,

there is also power and light.

The rear garden is mostly lawn with borders containing a variety of shrubs and flowers and fruit trees. To the back of the rear garden is a gravelled area with space to park a further 3 or 4 vehicles which can be accessed via a five bar gate onto an access lane.

What The Owner Says'

For the more adventurous there are many country and riverside walks, including the 'Dorset Trailway' which can take you all the way to Spetisbury, taking in a variety of environments along its' route. Well worth a visit is the fully working water mill, a wonderful piece of industrial archaeology. The machinery runs every day the Mill is open and every second weekend in the month, it still produces flour, that is sold at the Mill. THE CURRENT OWNER SAYS, 'I was attracted to the house because of the generous proportions of the rooms and the beautiful views to the front of the house and the open spaces to the rear, which I have continued to enjoy throughout my time here'.

The property also boasts Six Fully Owned Solar panels which can provide significant savings on energy bills, (weather permitting).

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

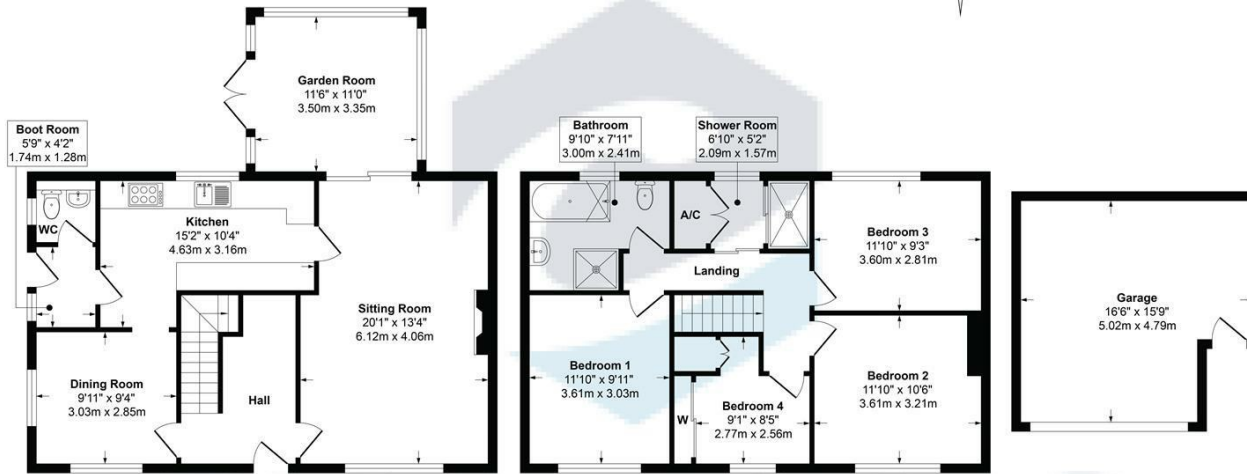
Viewings – By Appointment Only

Floor Area – 1431.61 sq ft

Tenure – Freehold



Manston Road, Sturminster Newton, Dorset, DT10



Ground Floor
 Approximate Floor Area
 777 sq. ft
 (72.21 sq. m)

First Floor
 Approximate Floor Area
 643 sq. ft
 (59.79 sq. m)

Garage
 Approximate Floor Area
 236 sq. ft
 (21.89 sq. m)

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Approximate Gross Internal Floor Area 1,656 sq. ft / 153.89 sq. m

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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	

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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