



**CHAFFERS**  
ESTATE AGENTS



## 1 Abbeyfield Mews

Friars Moor, Sturminster Newton, DT10 1LU

This end of terrace town house is in a fantastic location, being close to countryside walks and within walking distance of both primary and secondary schools and the town centre. The town has an excellent range of shops, eateries and public houses, as well as both doctors and dentist surgeries.

**Asking Price £265,000 Freehold**

Council Tax Band: C

# 1 Abbeyfield Mews

Friars Moor, Sturminster Newton, DT10 1LU



- Excellent Location
- Close to both Country and Riverside Walks
- Excellent range of schools, both state and fee paying
- Walking Distance to Town Centre
- Off Street Parking
- Light Airy Well Proportioned Rooms

## Full Description

This end of terrace town house is in a fantastic location, being close to countryside walks and within walking distance of both primary and secondary schools and the town centre. The town has an excellent range of shops, eateries and public houses, as well as both doctors and dentist surgeries. Built in 2004 the property has been well maintained, has double glazing throughout and has the added benefit of both an allocated parking space and a car port, (currently used as a shed). Arranged over three floors the house has well proportioned rooms with open plan living spaces and basked in natural light thanks to well positioned windows. The property further benefits from having a generous enclosed garden, well suited for outdoor entertaining.

You really must view this house to fully appreciate all that it has to offer, the house would suit those seeking a first home, a young family or anyone looking for a lock and leave property close to both town and open countryside.

## The Area

STURMINSTER NEWTON is an Old Market Town with many period buildings, and is the most centrally sited of North

Dorset's five principle towns, sitting halfway between Blandford Forum and Sherborne in a 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 a multi purpose building offering a community/arts centre and there is 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 8 miles and the A303 approx.15 miles.

## Ground Floor

On entering via the front door you step into a large welcoming hall which is flooded with natural light thanks to the well positioned windows. The open plan living space has well defined areas for cooking, dining and seating and further light from the French doors leading into the good sized garden bringing the garden into the living areas. The kitchen area is fitted with both floor and eye level units, there are part tiled walls and a 1 1/2 bowl sink and drainer with a mixer tap over, there is space and plumbing for a dishwasher, a built in double oven with a gas hob with an extractor hood, there is further space and plumbing for a washing m/c in the under stairs cupboard. For your convenience there is also a ground floor cloakroom with a pedestal wash hand basin with mixer tap, a low level W/C with dual flush and a tiled splash back.

## First Floor

Stairs from the ground floor lead up to the landing

which is flooded with light from two windows to the front of the property and the ceiling light above. There is a large under stairs cupboard with shelving, a radiator and doors to bedrooms 2 and 3 and the family bathroom.

## Second Floor

The second floor is dedicated to the Master, En-Suite Bedroom, which has both telephone and TV points

## Outside

The sunny rear garden is private and fully enclosed and has both a patio and raised decking area, perfect for outside entertaining. There is further, gated access to the car port and allocated parking space, the car port has shared power, (which is not used by the current owners), presently used as a shed/storage unit.

There is a small charge for the communal power and the upkeep of this communal area.



## Directions

Postal Address: 1, Abbeyfield Mews Friars Moor, Sturminster Newton, DT10 1LU What3Words: ///decency.diner.expressed



# Floor Plan

## Ground Floor



## First Floor



## Second Floor



Total area: approx. 95.7 sq. metres (1030.5 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](mailto:sturminster@chaffersstateagents.co.uk) [www.chaffersstateagents.co.uk](http://www.chaffersstateagents.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	