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ESTATE AGENTS



2 White Hart Close

Kings Stag, Sturminster Newton, DT10 2AX

With an enviable position at the heart of the Historic Village of Kings Stag, in the Vale of the White Hart. This lovely Bungalow has been enhanced and improved by the present owners to a very high standard. Of particular note is the wonderful fully fitted kitchen, which, thanks to the clever use of a well placed roof lantern, is flooded with natural light, as is the spacious lounge which benefits from having a triple aspect. The property further benefits from having off road, driveway parking and a detached garage, along with a large mature private garden, which contains its' own hidden garden within.

Offers Over £385,000 Freehold

Council Tax Band: D

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- Fantastic Central Village Location
- High Quality Finish Throughout
- Large Private Gardens
- Spacious Living Accommodation
- Well Equipped, Modern, Fully Fitted Kitchen

Accommodation

On entering the property there is a small porch area which then leads to the hall, which has doors to all of the main rooms of the house. To the right, is the spacious lounge, with picture windows to both the front and rear and a sliding glass door to one side which gives access to the large conservatory/garden room, the triple aspect gives the room a great feeling of light and space. The conservatory/ garden room provides a fantastic additional living space, which might be used as a formal dining room on special occasions, or simply a space to enjoy the outside when the weather is not perfect. Thanks to the wood effect flooring and the solid roof, unlike some conservatories, this room is useable all year round.

The kitchen is both modern and stylish, containing everything that you might need to create a culinary masterpiece. Not only is there all that you need the room is flooded with natural light thanks to a well placed roof lantern, in addition to the kitchen itself there is also a generous utility room.

The master bedroom has generous proportions

and has the added benefit of fitted wardrobes and over looks the mature rear garden. There are a further two guest bedrooms and all are serviced by a bathroom, as well as separate W/C.

The property has been improved and finished to a very high standard and early viewing is highly recommended.

Outside

This lovely well appointed property is located at the heart of the village of Kings Stag, a village which sits in the Blackmore Vale. The property benefits from having off road driveway parking for several vehicles in addition to a detached garage, along with a large mature private garden, bordered by a variety of shrubs and trees, large areas of lawn and various seating areas. The extensive gardens offer great spaces for entertaining, with a feeling of privacy and contains its' own hidden garden within.

The area around the village was known , in former times, as the Forest of the White Hart, thanks to a curious hunting legend of King Henry III's reign, in which the killing by a certain

Thomas de la Lynd of a beautiful white hart, which the king had run down and spared, was made the occasion of , "a heavy fine."

The village has a garage with a shop attached and is the home to the very popular Green Man public house and café'. The village is only a short drive, (approx 10 minutes), away from the Market town of Sturminster Newton, here you will find a wide range of shops, eateries and public houses, both independent and chain, there are also both Doctor's and Dentistry practices here, and the area is well served for education with a variety of both state and fee paying schools for both primary and secondary age groups. Dorset's capital town, Dorchester where you will find a greater range of amenities, including the county hospital, is some 30 minutes away by car.

For those who enjoy outdoor activities, there are many countryside walks taking in a wide range of Dorset's beautiful environments, including the Dorset Trailway which follows the old railway line to Spetisbury. For a wide range of water sports, or to simply enjoy spectacular coastal scenery, the world famous Jurassic Coast is only around 45 minutes away by car.



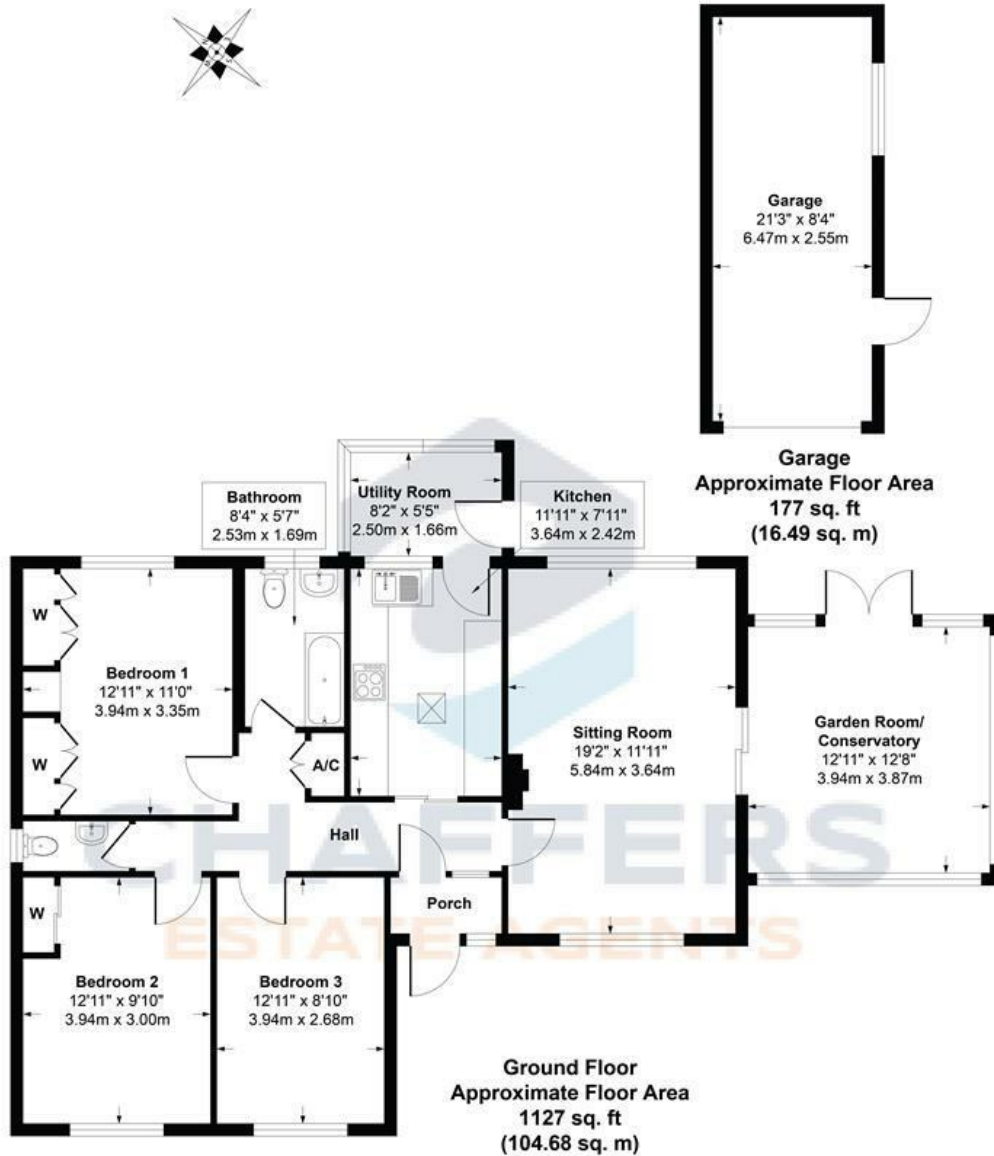
Directions

From Sturminster Newton, cross over the River Stour and turn right onto the A357. Travel through Lydlinch and take the next left hand turn signposted for Sherborne. Pass Stock Gaylard deer park on the right and turn left to King's Stag. White Hart Close sits at the other end of the village on the left hand side, almost opposite the Green man and just before the crossroads.



Floor Plan

White Hart Close, Kings Stag, Sturminster Newton, Dorset, DT10



Approximate Gross Internal Floor Area 1,304 sq. ft / 121.17 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			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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