



4 NEWTON GATE

STURMINSTER NEWTON, DT10 2EU

£485,000
FREEHOLD

The Property is set on the outskirts of the Town and a short mostly level walk from one of the oldest working water mills in the UK, where you can still purchase freshly ground flour, or sit and watch the river go by with a cup of tea and a home made cake. This roomy home has an abundance of internal accommodation and is offered in fantastic condition. The house is ideally positioned for a stroll through the countryside and riverside walks as well as the town centre and all facilities. A wall surrounds this small cluster of houses giving the feeling of being in a very private gated community, the house has its' own integral garage and there is ample parking in the resident's courtyard. The house has the added benefit of a corner position with a garden which extends to two sides of the house and being fully enclosed adds to the feeling of privacy.



CHAFFERS
ESTATE AGENTS

4 NEWTON GATE

- Parking and Garage • Two Reception Rooms • Nearby walking routes • Enclosed & Private rear garden • Over 1900 SqFt • Engineered wooden flooring • Excellent energy efficiency • Wood Burning Stove • Integral appliances



Internal Accommodation:

Ground Floor:

Lounge area:

Upon entering, a vaulted ceiling combined with tasteful decoration presents a grand entrance in which to greet visitors. This multifunctional area has been used as a lounge but it offers a fantastic area in which to great guests. Recessed spot lights coupled with Italian 'Raindrop' hanging lights with engineered wooden flooring. Stairs rising to the first floor with small storage cupboard under.

Sitting/Dining Room:

This dual aspect sitting room takes full advantage of a garden view with French doors leading onto a raised veranda. The focal point centers around a polished stone fireplace with wood burning stove and the same flooring from the lounge carrying throughout this welcoming room.

Kitchen/Breakfast Room:

Another dual aspect room with garage access, featuring high gloss kitchen units with under counter lighting paired with a quartz worktop to compliment all culinary endeavors. Integral appliances include: washing machine, dishwasher, water softener, under counter fridge, dual fuel range style cooker(gas and electric) with five burner hob & hotplate and extractor hood.

The ground floor also offers a cloakroom with WC, washing up basin and window.

First Floor:

Landing:

An impressive banister blending oak and glass leading to the galleried landing overlooking the lounge area. This area has thoughtfully been fitted out with storage to maximise the utility of an underutilized area.

Master Bedroom:

A symmetrical room with two dormer windows with slatted shutters overlooking the courtyard. A walk-in wardrobe to the envy of many with ample shelving and hanging space. With another door to a recently fitted ensuite shower room with all the necessities.

Bedrooms two and three occupy a pleasant position on the westerly side of the house with pleasant views of the garden. Bedroom four has been used as an office with a fitted work station and hard flooring. Both the workstation and flooring as easily changed should the new occupier prefer another double bedroom.

Family Bathroom:

An unoffensive white suite with vanity washing basin, low level WC and bath with shower over. A useful shelf on the far wall also features a large mirror to keep the area light and bright.

Outside

There are two – three parking spaces in front of the house and garage. The garage has an up and over door, access through to the kitchen and rear garden, water tap, power, useful wall shelves and houses the gas combi boiler and electrical consumer unit.

Rear Garden:

Steps descend from the garage to a private, block-paved seating area featuring a timber cabin, greenhouse, shed with log store, and raised vegetable beds. The space includes outdoor power points. The main garden, located to the side, is lawned with deep, tree- and shrub-lined flower beds. Steps lead up to a raised veranda with an awning, French Doors to the Sitting/Dining Room, overlooking the sunny, fully enclosed garden.

4 NEWTON GATE





4 NEWTON GATE

ADDITIONAL INFORMATION

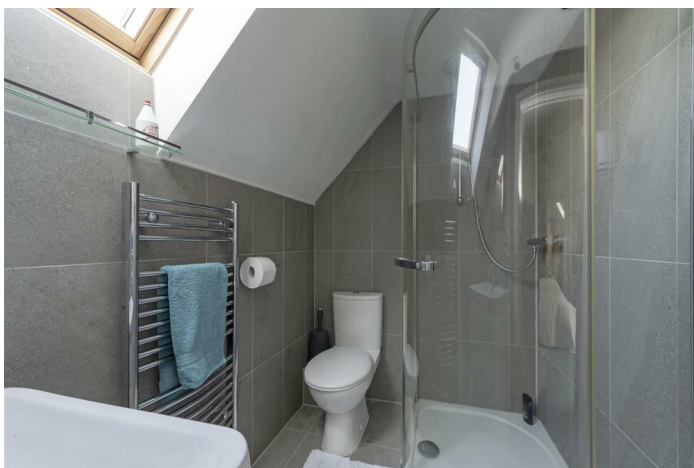
Local Authority – Dorset

Council Tax – Band E

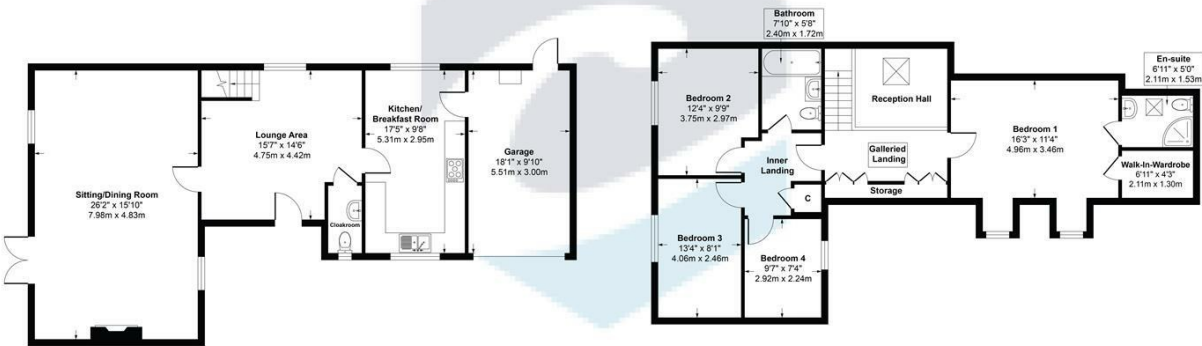
Viewings – By Appointment Only

Floor Area – 1913.00 sq ft

Tenure – Freehold



Newton Gate, Sturminster Newton, Dorset, DT10



Ground Floor
Approximate Floor Area
1,003 sq. ft
(93.20 sq. m)

First Floor
Approximate Floor Area
910 sq. ft
(84.50 sq. m)

ESTATE AGENTS

Approximate Gross Internal Floor Area 1,913 sq. ft / 177.70 sq. m

© CHAFFERS 2024. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, doors and windows are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only as defined by the RICS Code of Measuring Practice, and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property as quoted on this plan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(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

Sturminster Newton
Market Place
Sturminster Newton
Dorset
DT10 1AS

01258 473900
sturminster@chaffersestateagents.co.uk
www.chaffersestateagents.co.uk

