



**CHAFFERS**  
ESTATE AGENTS



## 7 Church Street

, Sturminster Newton, DT10 1DB

Looking for a central Characterful home with ample parking? Looking for peace and tranquillity just a few short steps from the heart of town? Looking for a home with character by the bucket? With space to accommodate both family and friends and external space to entertain, should the weather allow? Then DO NOT miss this rare opportunity to purchase a piece of English Heritage!

**Asking Price £450,000 Freehold**

**Council Tax Band: C**

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- Ample Parking
- Central Location
- Fireplaces
- Garage and Workshop
- Scope for improvement
- Grade II Listed
- Conservatory
- Period Home

## Description:

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With lots of rooms on both the ground, first and second floor; this home offers so much scope to create the forever home within a prime position for the town. Private, secure parking is easily on hand, accessed via gates onto the street and complimented by a hidden driveway and garage, there is even a mechanics inspection pit located within the rear.

This cottage features three toilets meaning you'll never be caught short. Four bedrooms to house the whole family. Two sitting rooms which you'd probably want to knock into one and a garage adjoining a workshop which you would probably also knock into one big sitting room. This cottage has a remarkable layout and offers so many opportunities it must be seen to truly be appreciated!

## Local Area:

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 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 is 8 miles, and the A303 approximately 15 miles.



## Directions

What three words: ///odds.fashion.hairspray Postal Address: 7, Church Street Sturminster Newton, DT10 1DB





## Floor Plan

### Church Street, Sturminster Newton, Dorset, DT10



**Approximate Gross Internal Floor Area 2,151 sq. ft / 199.81 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.