



BUCKLEY LODGE

STURMINSTER NEWTON, DT10 1EZ

£725,000
FREEHOLD

****PRICE GUIDE £725,000 - £775,000**** This is a wonderful opportunity to acquire a spacious detached family home offering approximately 2,000 square feet of thoughtfully planned living space. The property features four generously sized double bedrooms and is set within almost half an acre of beautifully landscaped grounds, with scenic views over the surrounding countryside, all within a peaceful semi-rural setting. With double garage with playroom over, this home offer ample space for the whole family with room to grow.



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- ****PRICE GUIDE £725,000 - £775,000**** • South Facing Conservatory • Ample Garden • Semi-Rural Location • Scope for further extension (STPP) • Scenic countryside views • Ensuite to Master Bedroom • Large driveway • Double Garage with Playroom



Description:

Originally dating back to the 1930s, Buckley Lodge was once the gardener's cottage for the nearby Buckley House. Over the years, it has been carefully extended and updated to provide light-filled, flexible accommodation that meets the demands of modern family living.

Upon entering the ground floor, a welcoming entrance hall in which to greet guests with a convenient cloakroom for quiet retreat, an original bespoke staircase to the first floor, access to the open-plan kitchen/diner, and access to the sitting room with original fireplace. The sitting room granting further access to the snug and south facing conservatory. Adjoining the kitchen/diner is an incredibly useful utility room is the perfect space to kick off the boots after a walk through the nearby countryside.

The first floor offers four generously proportioned double bedrooms, three of which are serviced by a principal family bathroom. The master bedroom is serviced by a large recently renovated ensuite shower room.

Outside, almost half an acre of exceptionally private garden is bordered by both hedging and fencing with a majority of the garden laid to lawn with carefully planned flower beds and shrubbery to provide a wonderfully landscaped space. The bulk of the garden sits to the eastern side of the house and enjoys as much sun as can be received with little interruption. On the western side of the house is the driveway for multiple vehicles and an impressive double garage with playroom above.

Occupied by the same owners for the last 22 years, this property has been a beloved family home, impeccably maintained and thoughtfully improved. Upgrades include the addition of a double garage with a games room above, a conservatory that offers stunning views of the garden and countryside, new windows, and a recently installed oil-fired boiler.

A home of this era offers quaint characterful features throughout, with original fireplaces, a bespoke staircase, and a layout that flows seamlessly from room to room. We feel that further improvements and extensions could be made with the necessary planning permission and a keen eye. A viewing is essential to fully appreciate the exceptional living space, the charming outdoor areas, and the enviable location this home offers.

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ADDITIONAL INFORMATION

Local Authority – Dorset

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2699.00 sq ft

Tenure – Freehold



Manston, Sturminster Newton, Dorset, DT10



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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