



BUCKLEY LODGE

STURMINSTER NEWTON, DT10 1EZ

PRICE GUIDE: £725,000 - £775,000
FREEHOLD

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 W/C & room over, this home offer ample space for the whole family with room to grow.



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- South Facing Garden • South Facing Conservatory • Large Gardens • Semi-Rural Location • Scope for further extension (STPP) • Scenic countryside views • En-suite to Master Bedroom • Large driveway • Double Garage with WC and Room Over



Description:

Manston is a small, charming and picturesque village, situated approximately 2 miles north-west of the town of Sturminster Newton, surrounded by beautiful countryside and is home to several historic buildings and landmarks, including the Grade II listed St. Nicholas Church, dating back to the 13th century. There is also a pub and a village hall.

The River Stour runs to the South West of the village and is a popular spot for fishing, boating, and other water-based activities, and is home to a variety of wildlife, including otters, kingfishers, and herons. The surrounding countryside is popular with walkers and cyclists, and several footpaths and cycle routes pass through the village and its surrounding areas.

Despite its small size, Manston has a strong sense of community, with a number of events and activities taking place throughout the year.

Sitting toward the edge of the village, this impressive house was once the gardener's cottage for nearby Buckley House and dates to the 1930s. Over time the cottage has been sympathetically extended and improved providing flexible accommodation which meets all the demands of modern family living.

A welcoming reception hall greets guests, here there are doors to the ground floor accommodation, an original bespoke staircase to the first floor and a convenient cloakroom. The accommodation on this floor includes an open-plan kitchen/diner, a large sitting room with original fireplace overlooking the landscaped garden and the countryside beyond, and granting further access to the snug and south facing conservatory. Adjoining the kitchen/diner is a large utility room, a perfect space to kick off dirty boots and wash the dog, 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 en-suite 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 a gravelled driveway, providing parking for multiple vehicles and an impressive double garage, with its' own W/C and a room above, currently used as a playroom, which with the usual planning permissions could provide further accommodation for family or guests.

Occupied by the same owners for the last 22 years, this property has been a beloved family home,

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ADDITIONAL INFORMATION

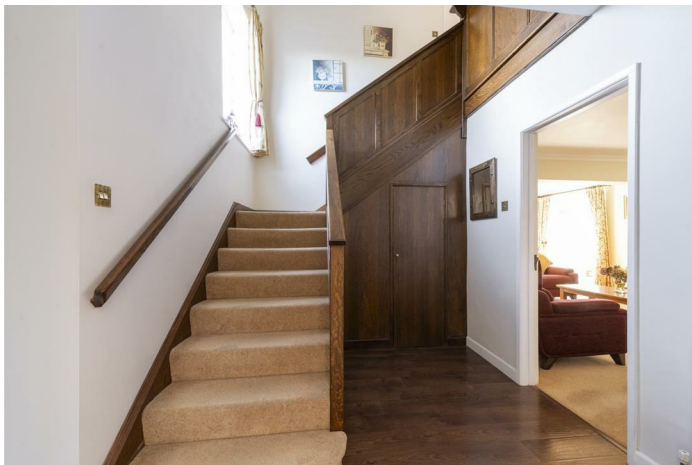
Local Authority – Dorset

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			62
(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@chaffersstateagents.co.uk
www.chaffersstateagents.co.uk

