



## STOUR VIEW

STURMINSTER NEWTON, DT10 2BS

**£550,000**  
FREEHOLD

Standing in an elevated position overlooking the River Stour, in the small Hamlet of Bridge, on the outskirts of Sturminster Newton is this wonderfully unique double fronted house, which was erected during the reign of Mad King George III. The house has been extended and improved over time and now provides the opportunity to enjoy living in a property that is full of period features and charm whilst being perfectly suited to modern living, an opportunity which the current occupants have enjoyed for nearly seventeen years!



**CHAFFERS**  
ESTATE AGENTS

# STOUR VIEW

- NO FORWARD CHAIN • Hamlet

Location • Short Walk to Centre of Sturminster  
Newton • Parking for Two Vehicles • Pretty,  
Low Maintenance Walled Garden • Elevated  
Position, with Views Over Stour Valley • Picture  
Postcard, Character Property



## Exterior

Sitting in an elevated position looking toward the River Stour, this stunning, brick built Georgian House, with an easy to maintain, walled garden to the front, really could have come straight off the pages of 'House & Garden'. The pretty garden is completely enclosed and contains a variety of small shrubs and trees and is mostly laid to lawn. The front of the property looks exactly as a house should, with a solid, painted wood front door with brass furniture and sitting below a stylised, pitched porch and perfectly centred. The original sash windows are perfectly symmetrical, adding to the kerbside appeal. Entrance to the house is gained via a wrought iron gate from the country lane with a brick paved path leading to the front door, in addition, there is a brick paved terrace and parking for two vehicles on the opposite side of the lane, where there is also a shed.

## Interior

On entering via the solid wood panelled front door you step into a lovely warm and welcoming entrance hall, with a patterned tiled floor and wood panel doors leading to both the Dining Room and the Lounge. The lounge is bathed in natural light, having sash windows to both the front and side of the property, the floor is solid wood parquet and there is a feature fireplace, with an open fire, stone hearth and an ornate wood mantle and surround. On the opposite side of the Hall is the Dining Room, here there are

solid wood floor boards and a sash window overlooking the garden to the front, there is also an original brick fireplace with a flagstone hearth and housing a wood burning stove, with book shelves and low level cupboards either side of the chimney breast, and room for a large dining table, the room is perfect for dinner parties with family or friends.

To the rear of the Dining Room there is a door leading into a small hall with doors to the ground floor Cloakroom, a Study and an external door leading out to a small courtyard. The Cloakroom has a corner, Low Level W/C with dual flush, a wall mounted ceramic Wash Hand Basin with tiled Splashback and Single Tap and ceramic tiled flooring. The Study has a tiled floor, a window with rear aspect and a range of built in cupboards with a wooden work top and an original panelled wood door leading to the large Kitchen/Diner/Breakfast Room.

The Kitchen provides a wonderful area to gather with family and friends. The room is flooded with natural light, having a large picture window above the large Butlers Sink, a glass panel in the external door leading out to the front garden and a well placed sky light to the side. The terracotta floor tiles give a feeling of space and warmth and there is an excellent range of shaker style cupboards sitting below a solid wood work surface with tiled splash backs there is further a large, larder style cupboard, but pride of place must go to the stunning Gas Fired Aga with tiled splashback and floor based cupboards either side,

sitting below granite work tops.

Further, there is an integral Dishwasher and fridge freezer and space and plumbing for a washing m/c..

Returning to the entrance hall, there is a curved staircase climbing up to a galleried landing, where you will find wood panel walls, some with book shelves and doors to all the rooms on the first floor.

There are three double bedrooms with built in wardrobes in each and double aspects in the Master and second Guest Bedrooms, however, the undoubted star of the first floor accommodation is the grand Family Bathroom, with Solid Wood Floor, Plantation Style Shutters, a Low Level W/C, Ceramic Pedestal Wash Hand Basin and a Free Standing Claw Bath.

### The Area

The Semi Rural, Hamlet of Bridge sits around one quarter mile South of the Market town of Sturminster Newton and is perfect for exploring the Blackmore Vale by foot, bicycle or even horseback, using the network of bridleways, country lanes and footpaths which can be easily accessed. There is a very popular Inn less than a few hundred yards from the house.

All the amenities that you might require can be found in the pretty Market Town of Sturminster Newton, just across the five arch bridge, here you will find a great range of independent, bespoke shops, including super markets, a bakery, a butchers and farm shop, a

green grocer, a good range of eateries and public houses, you can even buy freshly ground flour from one of England's last fully working water mills. There are also doctor's and dentist practices in the town and live music, comedy shows, theatre and many other events can be enjoyed at the Exchange which is right in the heart of town.

For the more active there are many fantastic walks and rides, including the Dorset Trailway which takes in a variety of environments as it follows the old railway line from Sturminster down to Spetisbury, you could even take a break at the old railway station in Shillingstone, enjoying a slice of home made cake whilst admiring the Steam trains. You might decide to explore the Stour Valley Way which runs along the length of the River Stour, (with some breaks), for around 64 miles from the source of the river at Stour Head in Wiltshire all the way to it's outlet near Christchurch in Dorset.

If you enjoy water sports, then in under an hour, you can reach the stunning and world famous Jurassic Coast in under an hour by car, where you can visit the British Sailing Academy and learn to sail or wind-surf or simply explore Dorset's wide variety of coastal landscapes, from the sandy dunes of Studland to the rocky natural cove in Lulworth.

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### ADDITIONAL INFORMATION

**Local Authority** – Dorset

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1678.00 sq ft

**Tenure** – Freehold





Not to scale. For illustration purposes only. Plan indicates property layout only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(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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