



**24 CHURCH STREET**  
**STURMINSTER NEWTON, DT10 1DB**

**£240,000**  
**FREEHOLD**

A wonderful Grade II Listed period cottage which has origins believed to date back to the late 17th Century with later editions, this property truly is a picture postcard. Brimming over with character features, including a wealth of exposed beams and a large, impressive inglenook fireplace, the cottage would be ideally suited to someone who wished to be in a quiet location having the benefit of having easy access to the town's facilities. With private, off road parking and a pretty courtyard cottage garden, sitting on a quiet lane full of period properties, this cottage really must be viewed.



**CHAFFERS**  
ESTATE AGENTS

# 24 CHURCH STREET

- Priced To Sell • Quiet Location only 150m from the Town Centre • Picture Postcard Cottage • Period features Throughout • Pretty Cottage Courtyard Garden • PRIVATE OFF ROAD PARKING

## Exterior

Straight off the front of a traditional Christmas card, with imperial bricks below a thatched roof, the exterior is a quintessentially British country cottage. The pretty cottage courtyard garden to the rear of the cottage provides a great place to sit out in the evening with friends and a glass of wine. Unusually for a property on this lane the property has the added benefit of having its own off street parking space.

## Interior

Entering the lounge, via the painted wooden front door, the first thing that strikes you is the impressive, brick inglenook fireplace with a wood lintel and the exposed wooden beams, the room really does give you a warm feeling, whilst having plenty of natural light and being spacious enough to accommodate modern furniture. Only a couple of hundred metres from the centre of the town the room is both quiet and comfortable. To the rear of the lounge is a wooden door with six glass panes, allowing natural light to carry throughout the ground floor, leading to the kitchen, with terracotta floor tiles and a range of wall and base units of natural wood, a tiled splashback and a feature wall of exposed brick, the cosy feeling the house emanates, continues in the kitchen. The solid wood back door leads out into the pretty cottage garden and the off road parking beyond. From the kitchen a balustraded stair case leads up to the first floor accommodation, where to the front of

the house, entered via a painted wooden door is a good sized double bedroom with an exposed wooden beam to the front and the exposed brickwork of the chimney to the rear. The room further benefits from having a built in wardrobe. To the rear is a smaller guest bedroom which also has exposed brickwork of the chimney and a window which overlooks the pretty back garden.

There is further a shower room with a glass shower cubicle, a ceramic pedestal wash hand basin and a low level W/C.

## The Area

Sturminster Newton is a historic fording point of the River Stour, in the 16th century a six-arch stone bridge replaced the ford. In the 19th-century, a plaque was affixed to the bridge stating that anyone damaging the bridge would be transported to Australia as a felon, so please do be careful. To the south of the river is the watermill, which, was restored in 1980 and it is now a working museum. On the hill above the bridge over the river, are the ruins of Sturminster Newton Castle, which sadly are not open to the public. The town has an excellent range of shops, eateries and public houses, many of which are in fabulous period buildings, there are also doctor's and dentist practices and a busy theatre and exhibition centre. The more active can access the Dorset Trailway, following the old railway line to Spetisbury and the Stour Way which runs from the



river's source all the way to the sea. The world famous Jurassic Coast is some 45 minutes by car and here you can participate in all kinds of water based activities. The larger towns of Dorchester and Salisbury which both offer a larger array of shops as well as railway connections to London and beyond can both be reached easily by road in as little as 30-45 minutes.

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### ADDITIONAL INFORMATION

**Local Authority** – Dorset

**Council Tax** – Band B

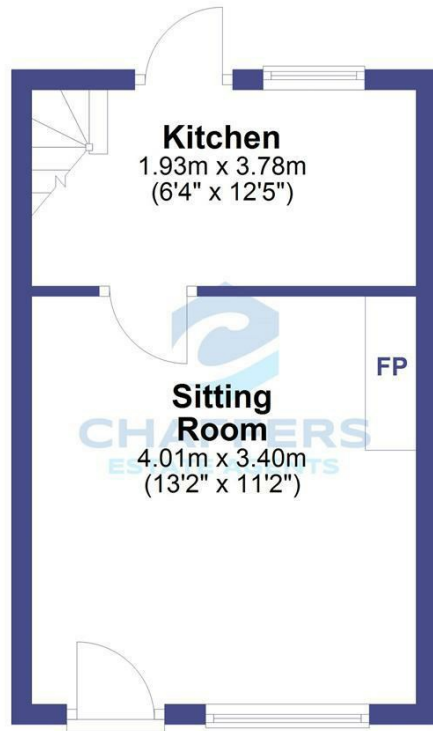
**Viewings** – By Appointment Only

**Floor Area** – 470.00 sq ft

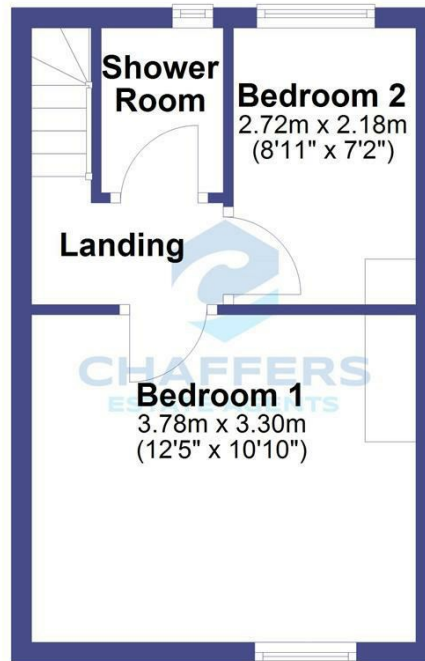
**Tenure** – Freehold



## Ground Floor



## First Floor



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

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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