



**CHAFFERS**  
ESTATE AGENTS



## Bath Road

, Sturminster Newton, DT10 1ED

Extended Bungalow with far-reaching views over the stour river. Pleasant and private rear garden all being conveniently set back from bath road. This beautiful bungalow will make an glorious home as it is a level walk to to the town and offer ample space to grow into.

**Guide Price £600,000 Freehold**

Council Tax Band: E



# Bath Road

, Sturminster Newton, DT10 1ED



- Countryside Views
- Ample parking
- Bi-Folding Doors to decked seating area
- Garage
- Superb garden
- Walking distance of town

## DESCRIPTION

Escape to countryside tranquility with this charming bungalow, offering stunning views of the surrounding landscape. Set on a generous plot, this home provides spacious accommodation tailored to meet your family's needs.

Inside, discover three inviting bedrooms and a modern family shower room. The well-equipped kitchen is perfect for culinary adventures, while a convenient utility room with separate WC and shower adds practicality. Relax in the cozy living room, boasting picturesque countryside views and bi-folding doors leading to the decking area.

Outside, enjoy the expansive rear garden with ample space for outdoor activities and admire the scenic vistas. Partake in alfresco dining on the decking with breathtaking countryside views! A sizable driveway and garage at the front provide convenience and security for your vehicles.

Experience the tranquility and comfort of countryside living – schedule your viewing today and make this bungalow your own peaceful retreat.

## SITUATION

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.

## ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Private Drainage.

The property benefits from a water softener

Council Authority: Dorset Council ~ Council Tax Band: E

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

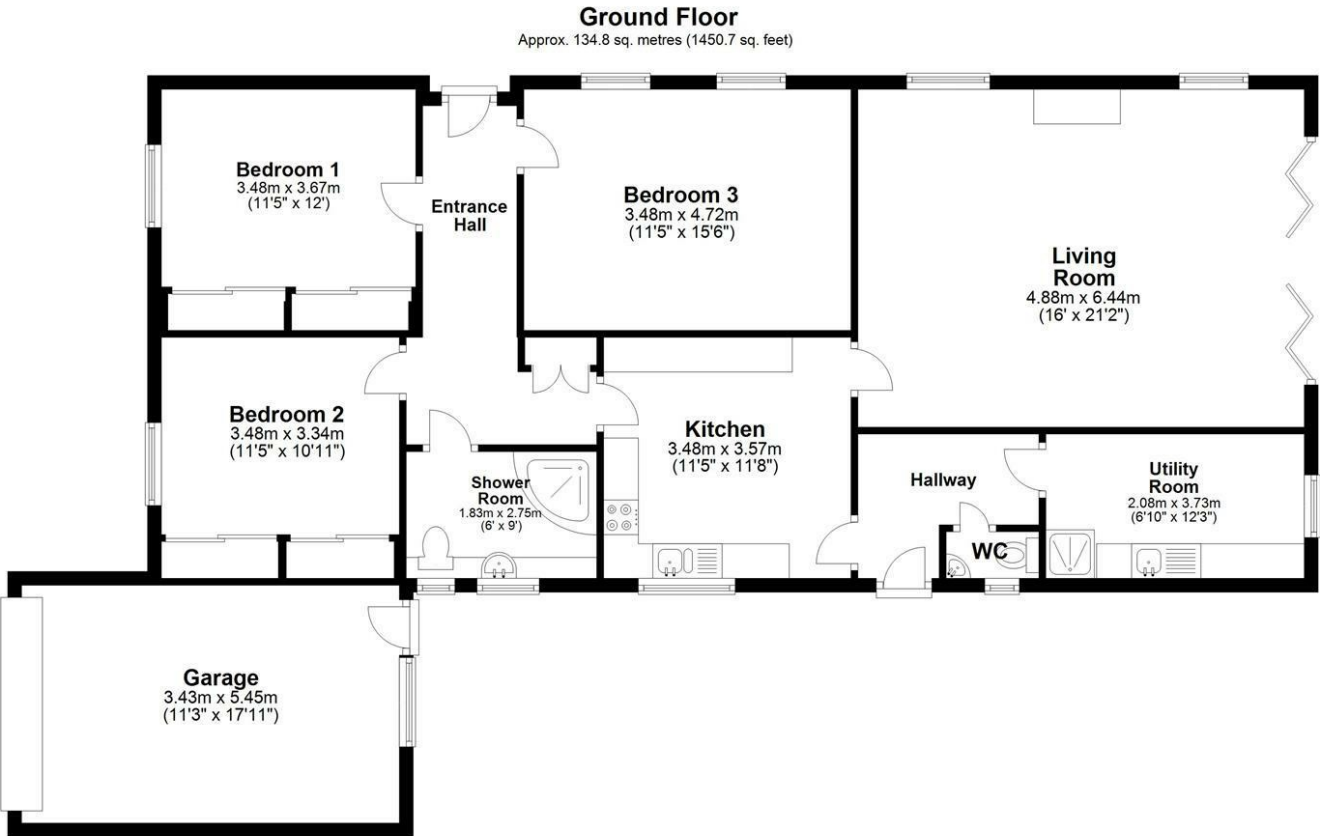
Energy Performance Certificate: Rated: 72 C







Floor Plan



Total area: approx. 134.8 sq. metres (1450.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given  
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(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	