



ROSE COTTAGE, 98 STURMINSTER NEWTON, DT10 2DJ

£450,000
FREEHOLD

This stunning period cottage sits just under a mile from the Centre of Sturminster Newton on the popular, Glue Hill, and under half a mile from Sturminster Newton Mill, one of the oldest working water mills in the UK. Greatly improved by the current owners, the property provides a wonderful mixture of character features and modern comforts throughout. The large country style kitchen has all the space and amenities that are needed to entertain and this feeling of space and the luxury continues into the living area, where a stunning inglenook fire place provides the perfect focal point. The lounge is connected to a marvellous conservatory with brick base, which connects seamlessly to the back garden where there is an outdoor brick built fireplace along with outbuildings providing wonderful spaces to take advantage of long summer evenings. The property further benefits from off road parking for several vehicles and a fully enclosed private garden, with well considered areas throughout.



CHAFFERS
ESTATE AGENTS

ROSE COTTAGE, 98

- Stunning Period Cottage • Period Features Throughout • South Facing Garden • High Quality Modern Fixtures Throughout • Off Road Parking for Several Vehicles • Secure & Private Enclosed Garden • Excellent Access to Country & Riverside Walks



Accommodation

The property is entered via a part glazed composite door to the front, which brings you into a small entrance hall with stairs leading up to the first floor and doors to both of the main living areas. The country style Kitchen Diner is a wonderful mixture of period features and modernity. The room has triple aspect with windows to the front, rear and side. There is a tiled floor, exposed wooden beams and bricks and a modern shaker style fitted kitchen with an integrated washing machine, an integrated dishwasher and plenty of room for a table and chairs. The modern range sits comfortably in an inglenook style chimney and there is ample storage in both wall and base cupboards, as well as a large larder cupboard and space for a large American style fridge freezer, with plenty of work surface to prepare the most demanding recipes. To the other side of the entrance hall you will find the generously proportioned lounge area. Here you will find an impressive inglenook fireplace as the main focal point, with exposed brickwork and a solid wood lintel, the room is lit by a window to the front and French doors to the rear, which lead into a stylish bespoke conservatory with blue tinted glass in the roof, overlooking a patio area to the rear of the property which has its' own, purpose built, brick fireplace and chimney, providing a great place to entertain on summer evenings, in the South Facing garden. On the first floor, the landing area provides access to both Double bedrooms and the Stylish Family Bathroom and there is an attractive spiral staircase leading up to the loft area. The master bedroom has

generous proportions and has built in storage and an en-suite W/C with a pedestal wash hand basin and low level W/C with dual flush, whilst the guest room is also a good size and features the exposed brickwork of the chimney, an airing cupboard and a built in wardrobe. The family bathroom is both stylish and practical, here you will find a large SPA Bath with tiled splashbacks, there is also large Ceramic Sink sitting over a vanity cupboard and a low level W/C with dual flush and a stainless steel heated towel rail. The loft area has been well insulated and has wood panelling throughout, the area has been divided into two separate spaces, with a door leading to a large storage area on one side, where there is room for all of your suitcases and Christmas decorations. On the other side of the stairs is an area, which whilst not tall enough to be classified as a room, could be put to multiple uses, young children or teenagers would love this space as a 'Hang Out' area, or even as an occasional sleep over bedroom.

Outside

The South Facing Garden is fully enclosed and can be entered via locking gates to both the front of the property and to the rear leading out to the gravelled driveway where there is room to park 3 or 4 vehicles. Within the garden there are many useable spaces and outbuildings, including, a garden studio and a large wooden building which is presently divided into two separate spaces, one of which is presently used as a workshop and the other half is used as garden room and occasional sleeping space, with power, light and full insulation already installed, this space could easily

be converted to provide a small accommodation or guest suite. There are many useful outside spaces in the garden, including a hard standing which has a nearby power supply and both a hot and cold water supply, having originally been built to accommodate an outdoor spa. As previously mentioned there is also a patio area with its' own purpose built fireplace and chimney, this really is an ideal garden for entertaining friends and family.

The Area

The Property is set on the outskirts of the Town and a short walk from one of the oldest working water mills in the UK, where you can still purchase freshly ground flour, or sit and watch the river go by with a cup of tea and a home made cake. From here you can also access both the Dorset Trailway and the Stour Way, the Trailway follows the old railway line from Sturminster to Spetisbury, some 14 miles South East of Sturminster, taking in a variety of landscapes, whilst the Stour Way follows the River Stour from it's source all the way to the Dorset Coast, some 67 miles in total. Leaving the mill, you can stroll across a five arch bridge into the interesting old market town that is Sturminster Newton. Sturminster is the most central of North Dorset's market towns with excellent connecting routes to Dorchester (16miles), Shaftesbury (7.5miles) and Blandford Forum (8miles). The town is home to many interesting buildings from many historic periods and is blessed with a wide variety of independent shops, eateries, public houses and has two supermarkets and a post office. For entertainment you can visit the Exchange, which as well as hosting many

local groups and meetings, conducts live entertainment shows, including, theatre productions, live music events and comedy nights. The town further benefits from having an excellent medical centre, a large Doctors Practice and both private and NHS Dental Practices. Education, both primary and secondary are well catered for by popular schools within the town and there are a large number of fee paying schools within a short driving distance. For the more active the area has excellent access to many walking and cycling paths and equestrian activities are well catered for as are field sports and excellent coarse fishing along the River Stour, available via day tickets or club membership. For those who prefer water sports, the world famous Jurassic coast is only some 21 miles away, (Lulworth Cove) and the Marinas' of Weymouth and Bournemouth are only some 23 miles away, there is also the British Sailing Academy based on Isle of Portland just beyond Weymouth.

Agents Note

This lovely house would suit a variety of buyers, from a young couple starting out in life to those looking for their forever house with excellent access to good amenities, or an investment buyer looking for a great Holiday or Long term let, with its' excellent central location, low maintenance and secure garden, the house would also make a superb Holiday or weekend Home. Recent improvements by the present owners have improved the Energy Efficiency of the house from a D to a B, to fully appreciate the house, it really must be seen in person.

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ADDITIONAL INFORMATION

Local Authority – Dorset

Council Tax – Band D

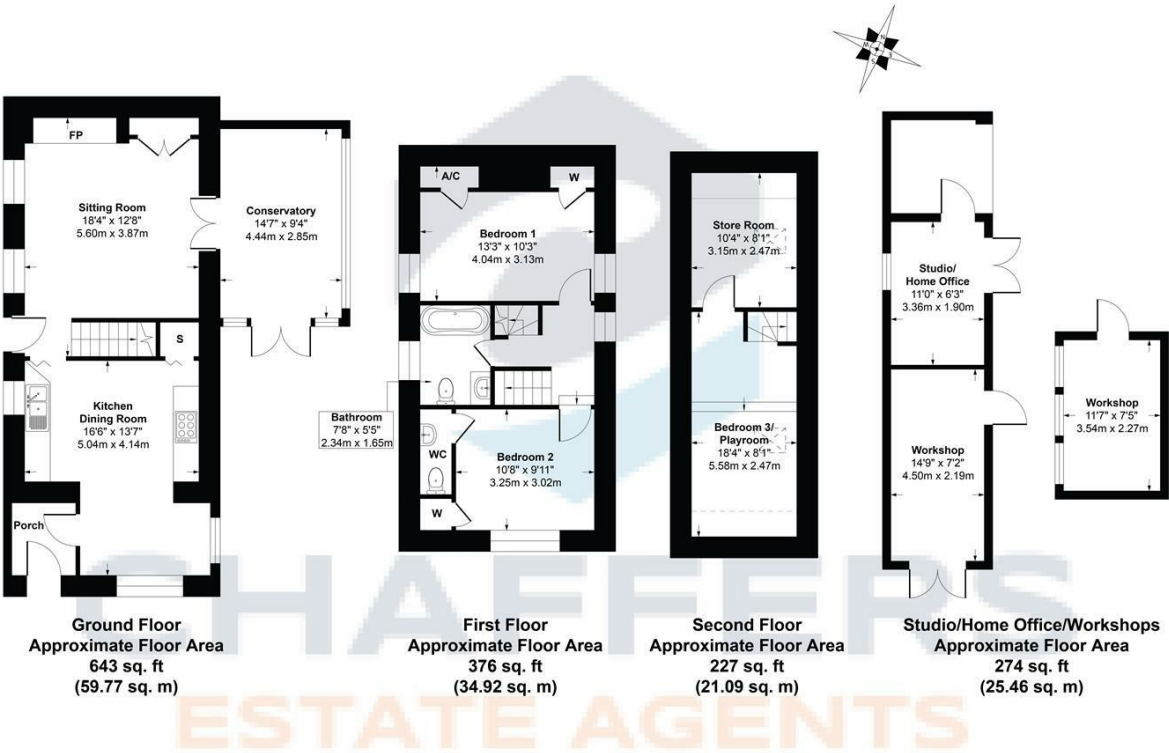
Viewings – By Appointment Only

Floor Area – 1195.00 sq ft

Tenure – Freehold



Glue Hill, Sturminster Newton, Dorset, DT10



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	83	
(69-80) C		
(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

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