



32 CHURCH STREET

STURMINSTER NEWTON, DT10 1DB

£230,000
FREEHOLD

In the heart of town on one of the most sought after streets, is this wonderful two bedroom terraced cottage, which is believed, dates back to the 17th Century. The house has been much improved by the current owners, both inside and out and would suit buyers looking for their first home right up to those looking for an idyllic spot to retire. With original, character features throughout and modern features like gas central heating, a combi boiler, a stylish bathroom and a fully fitted kitchen, along with a private enclosed south facing cottage garden allowing a comfortable modern lifestyle. The towns amenities are right on your doorstep, just a short stroll and you will find a variety of independent shops, eateries and public houses, including an independent butchers and delicatessen, a green grocers, clothing shops, barbers and hairdressers and two supermarkets. The Exchange provides a variety of entertainment and there are good dental and doctors practices.



CHAFFERS
ESTATE AGENTS

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Accommodation

The property is entered via the solid wood front door on Church Street leading in to the spacious living area, which is flooded with natural light thanks to a bay window to the front and patio doors to the rear leading into the cottage garden. The focal point here is clearly the large impressive Inglenook Fireplace with its' exposed, original brickwork and wooden lintel. Here there is more than enough room for living room furniture and a large dining table, the open plan space leads directly into the fully fitted kitchen. Here there is a range of floor and wall mounted cupboards, ample preparation space on the granite work top with a tiled splashback, there is a fitted double electric oven below a 5 ring gas hob with an extractor over as well as space and plumbing for a dishwasher and a fitted washing machine. A separate door leads into the stylish family bathroom with part tiled walls, a claw bath with an electric shower and screen over, a ceramic pedestal wash hand basin and a low level W/C with dual flush.

From the living room, a stairway with exposed brickwork leads up to the first floor landing where the rear window provides both light and views over both the garden and the beautiful Dorset countryside beyond. There are doors to the guest bedroom and a separate W/C, a further stairway leads up to the master bedroom on the second floor. The room has double aspect with a skylight to the front and a window to the rear providing extended views of the

surrounding countryside, there is parquet effect flooring and a feature wall of exposed stone brick.

Outside

This pretty cottage sits back from the street and has a small patio area to the front, to the rear is a fully enclosed cottage garden which is south facing. The garden is mostly paved with shingle borders and a variety of shrubs, there is an outside tap and a small gardeners shed, with a sunny and sheltered aspect the garden is a complete blank canvass.

The Area

Sturminster Newton is an interesting and picturesque market town in the heart of the Blackmore Vale in an elevated position by the River Stour. There are many fascinating properties from a wide variety of periods and this is certainly apparent on this popular Street. The town is surrounded by beautiful Dorset countryside and there is excellent access to some wonderful walking and riding routes, including the Stour Way which runs for over 60 miles from the source of the river to Dorset's beautiful coastline, there is also The Dorset Trailway, which follows the old railway line from Sturminster Newton to Spetisbury taking in a wide variety of environments. A short walk from the front door and you can cross the Stour on an historic five arch bridge visit one of Britain's oldest functioning water mills, where volunteers still grind flour, which you can purchase at the mill, or why not just sit and relax with a cup of tea



and a homemade cake. Field sports are well represented in the surrounding areas and there is excellent coarse fishing on The Stour. The world renowned Jurassic coast is only some 40 minutes, (approx 27miles), away and here you can find a wide variety of water sports and coastal walks.

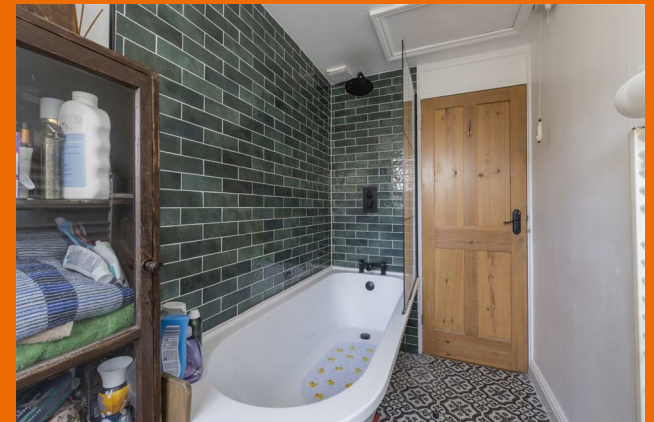
Agents Notes

The property benefits from having recently had work done to upgrade both the guttering and the roof tiling, there is Gas Fired central Heating and modern Combination Boiler.

Council Tax Band A

EPC Exempt

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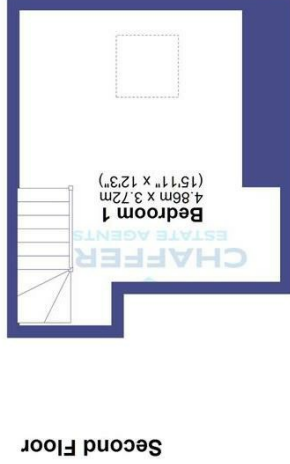


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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

