



THE COATES, ORCHARD CLOSE, STURMINSTER NEWTON, DT10 2HN

£700,000
FREEHOLD

Located on a cul-de-sac at the edge of the town of Sturminster Newton with little semblance to the former bungalow that it was, following a plethora of works, carefully planned extensions, and enough cosmetic work to rival any of the Kardashians, we are excited to offer this modern and spacious Chalet Bungalow with stylish accommodations throughout. Featuring King-size bedrooms and enough toilets to avoid 'going' in the hot tub!



THE COATES, ORCHARD CLOSE

- Open Plan Kitchen/Diner • Tasteful Decor • Low Maintenance Gardens • King-Size Bedrooms • Three Ensuite Shower Rooms • Study or Bedroom 4 • Garden Bar with Hot Tub • Ample Parking • Utility Room • Three Reception Rooms



Interior:

Upon entry, a large welcoming entrance hall sets the stage for the greeting of guests and grants access to the Master Bedroom (with Ensuite and Walk-in Wardrobe), cloak room, study, staircase to the first floor and entryway to the kitchen/diner. Being the heart of the home, the kitchen/diner offers matte wall and base units with attractive worktop and accompanying splashback, integral appliances; in true form to functional needs, behind the kitchen, tucked away neatly is the utility room. Adjoining the dual aspect kitchen/diner are two reception rooms, to seamlessly move from formal dining to a more intimate setting.

Upstairs offers two generously proportioned double bedrooms, one with ensuite, another serviced by the principal family bathroom. The larger bedroom to the left of the landing offers a large reception area before the sleeping area which could be used for additional sleeping quarters should the need arise.

Exterior:

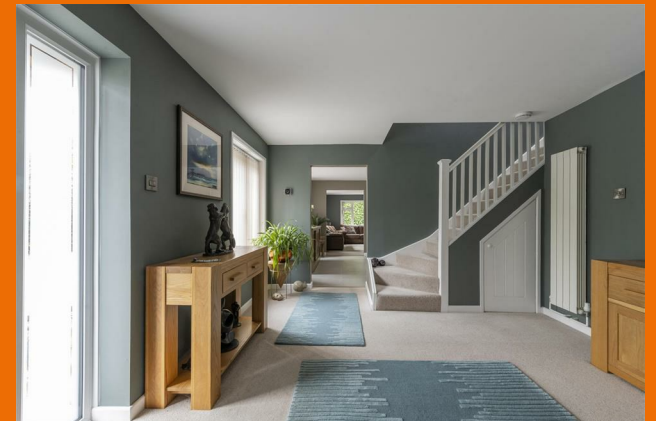
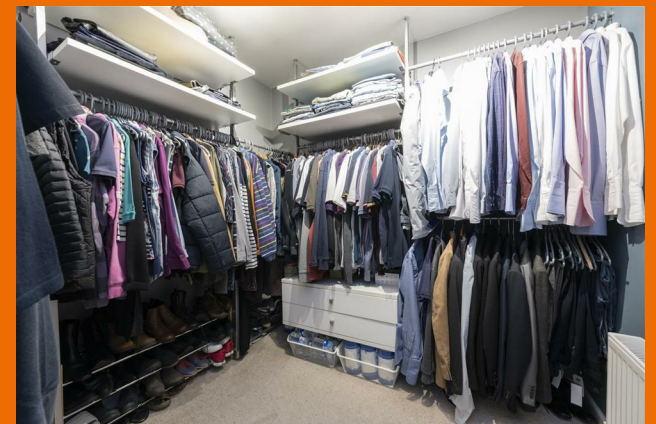
Approaching from the road, two prominent pillars frame the entrance to the brick driveway with inset flower bed, the pillars offer lighting and power with foundations that could host electric gates (if wanted). A very established hedge encircles the property forming a living barrier offering both privacy and separation without oppression. A relatively easy to maintain garden is located in the rear with a lawned section with privacy screen hiding what can only be described as the ultimate entertainment area with accompanying bar, hot tub and outdoor seating on an attractive stone patio.

Location:

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.



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ADDITIONAL INFORMATION

Local Authority – Dorset

Council Tax – Band E

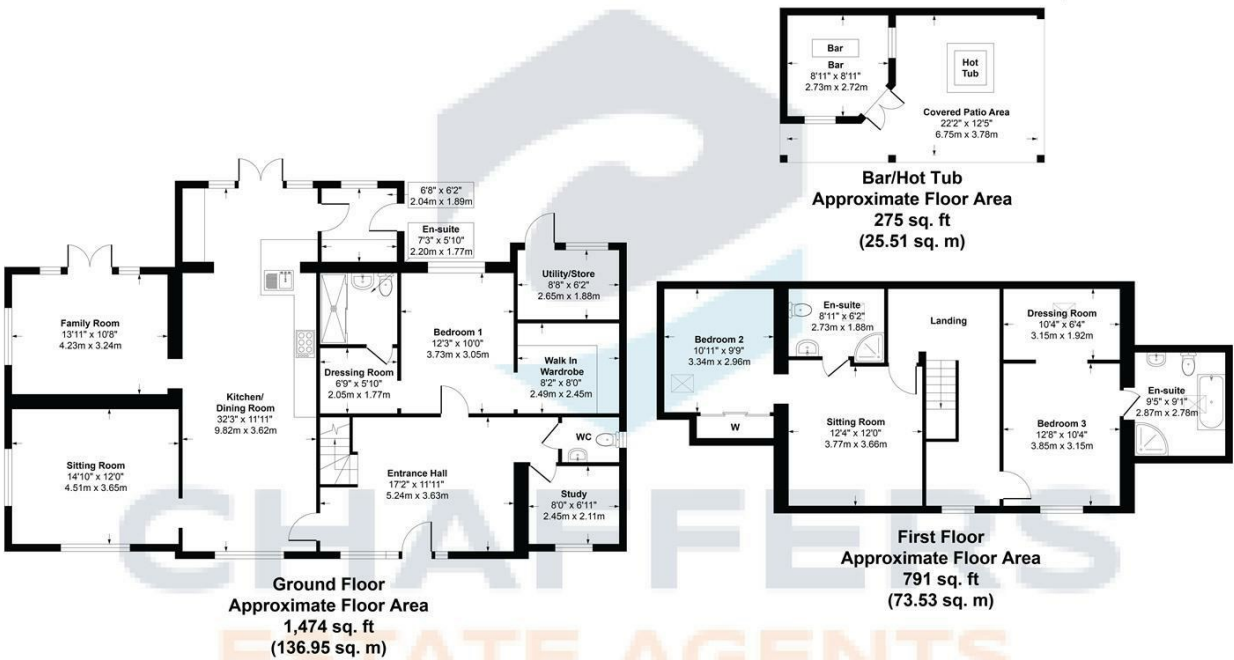
Viewings – By Appointment Only

Floor Area – 2540.00 sq ft

Tenure – Freehold



Orchard Close, Newton, Sturminster Newton, Dorset, DT10



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