



## THE GABLES BATH ROAD STURMINSTER NEWTON, DT10 1EA

£400,000  
FREEHOLD

Just a short mostly level walk away from the centre of the interesting market town of Sturminster Newton this fantastic turn of the century house has the potential to become a marvellous home. The property is brimming with character features and the amount of restorative work required is reflected in the asking price. There are several feature fireplaces throughout the house, three separate reception rooms and the main lounge is particularly noteworthy, on the first floor are three generously proportioned bedrooms and the master bedroom presents the option of creating a suite with bathroom facilities.



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# THE GABLES BATH ROAD

## Accommodation

The house is entered via a solid wood door with glass panels below a tiled porch into a small entrance hall. From the hall you pass through a wooden panel door with leaded and painted glass into the main reception area where an original fireplace provides the main focal point, there are a further two reception areas on the ground floor, both with feature fireplaces. There is a small inner hall with doors to a large walk in pantry, the kitchen and the dining room, the kitchen has a further two built in cupboards and there is a covered walkway to the rear providing access to a useful utility room, two cloakrooms and a covered potting shed. On the first floor there are three spacious double bedrooms, two of which still have the original fireplaces as focal points and whilst the fireplace in the main bedroom has been covered this too could be re-opened. There further a bathroom and a separate W/C with the possibility of creating en-suite bathrooms.

## The Gardens

To the front of the property there is a mature garden which is elevated from the road, mostly lawned the garden contains a wide variety of shrubs and flowers and adds to the kerb-side appeal provided by the Mock-Tudor building, the drive from the street provides parking for several vehicles and there is a garage to the side of the house. A gate gives access to the private and enclosed large rear garden, where

again there is a wide variety of mature, shrubs trees and flowers, this really would make a wonderful family home.

## The Area

The Property is situated on the Bath Road in an elevated position and set well back from the road just a short walk from 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. Taking a stroll across the River Stour, using an Historic Five Arch Bridge and you will come to 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

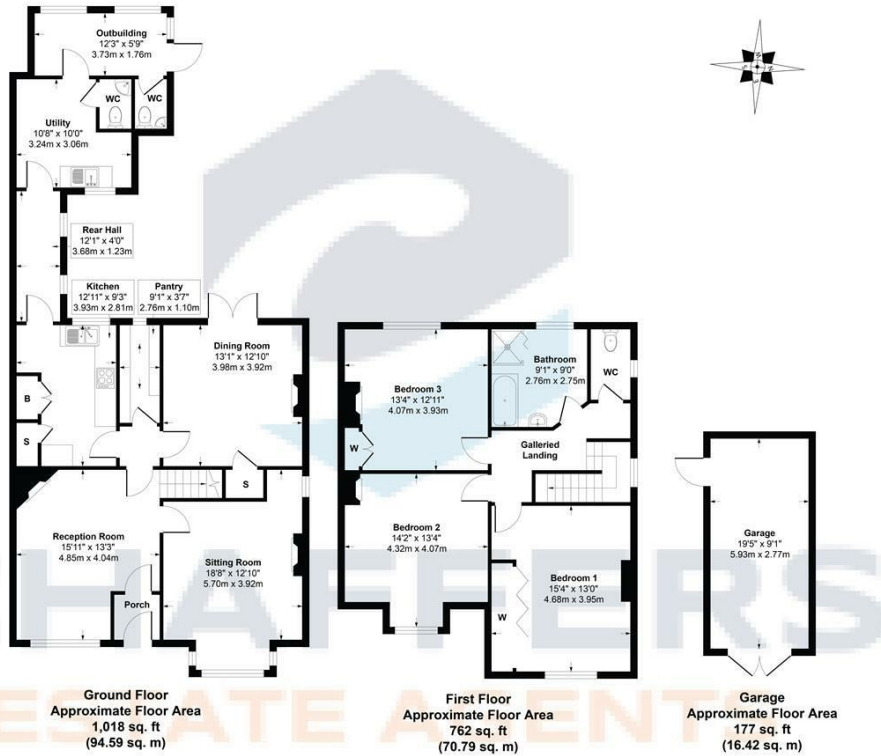


the Stour Way follows the River Stour from it's source all the way to the Dorset Coast, some 67 miles in total. The town further benefits from having an excellent medical centre, a large Doctors Practice and both private and NHS Dental Practices. Education, both primary and secondary are well catered 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.

## THE GABLES BATH ROAD



**The Gables, Bath Road, Sturminster Newton. Dorset, DT10**



**Ground Floor**  
Approximate Floor Area  
1,018 sq. ft  
(94.59 sq. m)

**First Floor**  
Approximate Floor Area  
762 sq. ft  
(70.79 sq. m)

**Garage**  
Approximate Floor Area  
177 sq. ft  
(16.42 sq. m)

**Approximate Gross Internal Floor Area 1,957 sq. ft / 181.80 sq. m**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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