



EAGLEHURST BATH ROAD

STURMINSTER NEWTON, DT10 1EA

£495,000
FREEHOLD

This charming and spacious Edwardian home features high ceilings, original fireplaces, and a bright kitchen/breakfast room leading to a sunny conservatory. With five bedrooms across two upper floors—including a luxurious master suite with roll-top bath and separate shower—there's plenty of space for a growing family. The large, enclosed westerly garden is ideal for children and pets, complete with a lawn, flower borders, and a generous shed/workshop, all just a short walk from schools and local amenities.



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ESTATE AGENTS

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• Three reception rooms • Period features • Open Fireplaces • Walking distance of Schools & Amenities • Westerly facing garden • Conservatory • Kitchen/Diner • Impre
Ensuite



Description:

Offered to the market with a wealth of Character and charm, this spacious Edwardian home offers super space for a family to grow whilst being a short walk from nearby amenities and schooling.

Internally this home offers ceiling heights expected from a property of this period with open fireplaces in the Dining Room and the Lounge. The kitchen/breakfast room offers a superb space for culinary explorations. A useful conservatory offers a pleasant view of the westerly facing rear garden and respite from grey cloudy days. Upstairs, the first floor offers two generous bedrooms, the master bedroom with a glorious ensuite offering clawfoot roll-top bath and separate shower, the other family bathroom is also located on this floor. The second floor offers a further three rooms all with great views from the elevated position.

Outside the front an elevated front garden with concrete pathway to the road offers a pleasant area for low maintenance cultivation. In the rear a surprisingly large westerly garden offers a peaceful retreat. Being fully enclosed means its both child and dog friendly. A span of lawn with flower borders leads up to a large shed/workshop.

Location

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.



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ADDITIONAL INFORMATION

Local Authority – Dorset

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1830.00 sq ft

Tenure – Freehold



Bath Road, Sturminster Newton, Dorset, DT10



Approximate Gross Internal Floor Area 1,830 sq. ft / 170.00 sq. m

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	47	
(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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