



WELL PARK

STURMINSTER NEWTON, DT10 1HJ

£600,000
FREEHOLD

REDUCED TO SELL, CALL US NOW! Ever dreamt of owning a home that looks like it should be on the cover of a romantic novel, then dream no more! This beautiful, quintessentially British thatched cottage, with a modern extension, will lift your spirits every time you come home and pass through the Five Bar Gates onto your own piece of Dorset's wonderful countryside. Surrounded by pretty gardens and over looking open fields, the cottage is overflowing with charm and character both inside and out. Whilst thanks to sympathetic improvements made by the current owners, the cottage affords a comfortable and modern lifestyle. Character features live alongside modern conveniences throughout the property and any visitor would struggle not to fall in love with this lovely cottage.



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- Chocolate Box Cottage • Rural Setting • Pretty Gardens with South Facing Terrace to the Rear • Five Bar Electric Gate • Driveway Parking & Garage • Overlooking Open Countryside • Character Features Throughout • Plot of approx 0.49 Acres



THE COTTAGE

A pretty Grade II listed detached cottage in a lovely location adjoining open countryside with stunning gardens of just under half an acre.

The Cottages' origins date back to around 1690 and it is Grade II listed, built of stone elevations under a thatched roof. A ground floor extension was added about 10 years ago and provides a master bedroom suite with modern shower room, range of wardrobes and a utility area. The extension has underfloor heating, as does the ground floor kitchen and bathroom, double doors lead out to the rear terrace and garden with views across open countryside.

The front door opens into a hall, with a charming flagstone floor, which has recently been thoroughly cleaned and restored, off which is a bathroom and door to the sitting room. The flagstones continue into this lovely room with stone mullion windows to the rear, exposed beams and a large Inglenook housing a large wood burning stove. The separate dining room has a fireplace, display shelving and a window to the rear elevation. Beyond the dining room is a kitchen with a range of Shaker style units, Bosch double oven and induction hob. There is a bathroom off the hall while on the first floor there are two double bedrooms and a bathroom. A concealed staircase from bedroom two leads to the attic which is a large and useful storage space, or could be used as an occasional sleeping space or child's play area, having light and a window in the gable end.

THE GROUNDS

The gardens extends to just under 0.5 of an acre of horticultural paradise offering Apple, Pear, Plum & Quince trees as well as a prolific vegetable growing area and greenhouse to extend the growing season. The plot is fully enclosed, being surrounded by hedging and an flag wall to the rear. The front of the cottage is mostly lawn with a large variety of trees, shrubs and flowering plants and a pretty path leads from the gravel driveway where there is a wooden garage with a pitched roof and an electric up and over door, and the garden is entered via a remote control five bar gate. To the rear there is a large work shop with power and light, and a pretty south facing, flagged terrace overlooking open fields which regularly have visiting deer, a wonderful place to sit on a summers evening enjoying a cold wine!

THE AREA

The house is located in a lovely rural location in the small hamlet of Moorside in the glorious Blackmore Vale countryside. It is part of the parish of Marnhull which is one of the largest villages in England with a thriving community life, and is celebrated in Thomas Hardy's Tess of the D'Urbervilles. It has two public houses, two

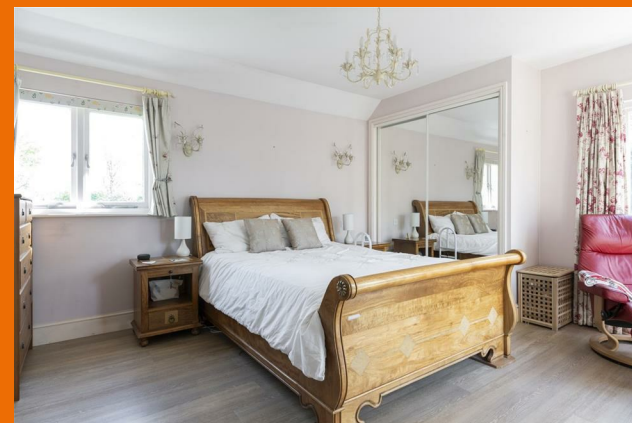
primary schools, three churches, doctors' surgery, pharmacy, two grocery shops (one with a post office), hairdresser and beauty salon. There are many clubs and societies and it is surrounded by beautiful countryside. More extensive shopping, business and recreational facilities are available in Sturminster Newton 3½ miles whilst the larger towns of Shaftesbury 6 miles and Gillingham 6 miles, together with Sherborne 11 miles, are all easily accessible.

The A303 is to the north of Gillingham linking with the M3 to London. Mainline railway stations in Gillingham and Sherborne with a regular service to London Waterloo taking about 2 hours.

The area is well known for a number of independent schools including Port Regis at Motcombe, Hazlegrove at Sparkford, Sherborne Schools and Bryanston near Blandford. There are two primary schools in Marnhull and secondary schools in Sturminster Newton and Gillingham.



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ADDITIONAL INFORMATION

Local Authority – Dorset

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1873.00 sq ft

Tenure – Freehold



Moorside, Marnhull, Sturminster Newton, Dorset, DT10



Approximate Gross Internal Floor Area 1,873 sq. ft / 174.00 sq. m

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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

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