



2 THORNHILL COTTAGES THORNHILL ROAD STURMINSTER NEWTON, DT10 2PS

£260,000
FREEHOLD

Available on the open market for the very first time, this semi detached two bedroom property is located toward the edge of Stalbridge, within walking distance of all the amenities. The house which has been occupied by the same family since its construction has the benefit of off street parking for multiple vehicles, with garden to the front, side and rear. The ground floor has large flexible living space and an open plan kitchen diner and, the added benefit of a ground floor W/C, upstairs there are two double bedrooms and a family bathroom. This a well constructed property that is ready for a new owner to bring it decoratively up to date and leave their own stamp on it.



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Accommodation

The drive, entered from Thornhill Road, presently has ample room to park two to three vehicles with the remainder of the front garden, mostly laid to lawn, with a small Sycamore to provide shade, and bordered by a picket fence to the front and a hedge to the side. A gate leads from the drive to the side of the house, where you will find the main entrance to the property, via a small conservatory which provides access to the utility area where there is space and plumbing washing machine and a further door to the ground floor W/C to the rear and, a door to the front leading into the spacious Kitchen/Diner. Here you will find a range of wall and base units with ample work tops which also house the stainless steel sink and drainer, there is space for an oven and hob and space and plumbing for a dishwasher, further storage is offered by a larger cupboard. In the dining area there is a brick fireplace, (with the chimney having been capped) housing an electric fire.

A door from the Kitchen/Diner leads into the large lounge where there is an open, working fireplace, the lounge is flooded with natural light having a bay window to the front, patio doors to the side and a small window to the rear. Stairs from the lounge lead up to the first floor landing where there are doors to both bedrooms and the family bathroom.

Both bedrooms are large doubles with built in wardrobe space and the bathroom is fitted with a panel bath with an electric shower over, a pedestal

wash hand basin and a low level W/C.

All mains services are connected, there is double glazing throughout and the property has a condensing gas boiler and a hot water tank fitted with an immersion heater.

Outside

The front garden is mostly laid to lawn and there is a wrought iron fence and gate leading to the side of the property, which has a brick block paved patio area and a further shingled area, this continues around the side of the building to the large fully enclosed rear garden, presently, this area is mostly laid to lawn and, like the accommodation, is a blank canvass, ready to be made into a lovely home.

The Area

Stalbridge, a market town dating back to Saxon times, is Dorset's smallest town. Close to the border with Somerset the town is surrounded by beautiful countryside, with excellent access to many walks which take in a variety of Dorset environments, including river, vale and hillside. The town itself, boasts a busy high street, where you will find a healthy variety of independent businesses, including shops, butchers, florists, cafes, pubs and hairdressers, there is further a popular family run supermarket. The town has an excellent community feel and further boasts a well attended primary school, a church and a petrol station. The nearest railway station is some three miles away at



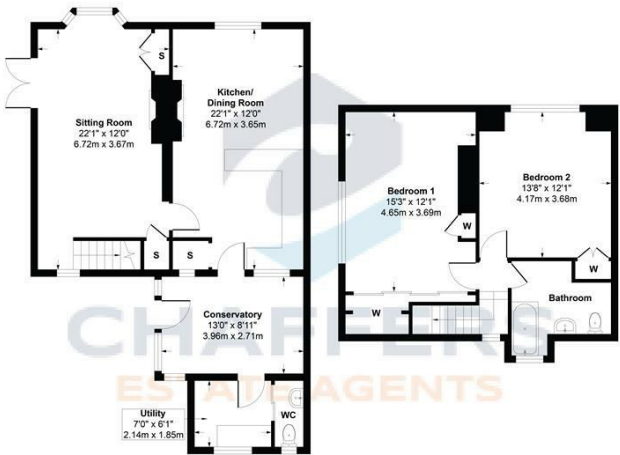
Templecombe, providing links to London and the West Country, road links are also good, with good access to connecting roads to the rest of Dorset and beyond, with the world famous Jurassic Coast being less than an hour away by car.

Although Stalbridge has been developed in recent years, it still has a timeless character and charm. For those who like small towns, Stalbridge is an ideal and peaceful centre from which to explore the surrounding area, and with excellent road and rail links to the A30 at Henstridge and the A303 at Wincanton as well as the mainline Station at nearby Templecombe, both London and The west Country are all easily accessed.

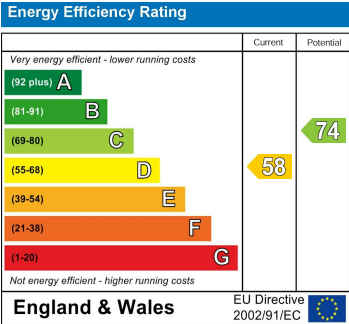
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Thornhill Cottages, Thornhill Road, Stalbridge, Dorset, DT10



Approximate Gross Internal Floor Area 1,236 sq. ft / 114.83 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

Sturminster Newton
Market Place
Sturminster Newton
Dorset
DT10 1AS

01258 473900
sturminster@chaffersstateagents.co.uk
www.chaffersstateagents.co.uk

