



27 HAMMER MILL LANE

STURMINSTER NEWTON, DT10 1GF

£280,000
FREEHOLD

With an excellent location, within walking distance of both Primary and secondary Schools as well as all the facilities offered by Sturminster Newton, this lovely and modern three Bedroom Semi-detached home is offered to the market in nearly new condition. Offered with 9 years remaining on the NHBC Warranty.



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• Excellent Location • Great First Time Buy • Excellent Family Home • Walking Distance for Schools • Quiet, Friendly Residential Road • En suite to Master • No Onward Chain • NINE YEARS Warranty Remaining!



What The Owner Says

"The community here is one of the things we'll miss most. It's a friendly, sociable neighbourhood where children ride their bikes safely outside and neighbours stop for a chat. The home is just a short walk to a nearby park and only a few minutes' drive to Sturminster Newton town centre. It offers a serene, village-like setting with the convenience of nearby shops, take aways, pubs, cafés, and reputable schools just a short distance away, not to mention the countryside walks".

Accommodation

This really is a home that truly fits modern living, with spacious bedrooms, multiple bathrooms, and generous storage, it's ideal for a growing family, yet just as perfect for a couple wanting space to entertain or work from home. Every room feels practical, warm, and welcoming, ready to move straight into and make your own.

Beautifully balanced between comfort and practicality, this property offers an exceptional lifestyle opportunity. Spacious and filled with natural light, the house works perfectly for both family life and modern working in a peaceful yet well-connected location. The welcoming front-facing living room features an open staircase—an elegant focal point that adds character and a sense of openness to the ground floor. Beyond the living area, the open-plan kitchen and dining space is both bright and inviting. A stylish

U-shaped kitchen flows seamlessly into the dining area, where French doors open onto the rear garden—perfect for enjoying scenic views, dining and entertaining on warm summer evenings. Practical touches like a convenient cloakroom off the entrance hall and a handy understairs storage cupboard enhance everyday living.

Climb the open plan stairs to the first floor and the balance and practicality of the house continues, the landing space provides access to all of the first floor rooms, which include, the master bedroom, which benefits from its own en-suite shower room, a spacious second bedroom and a versatile third bedroom, ideal as a nursery, guest room, or home office, further there is a well appointed family bathroom.

Further the house benefits from a secure and enclosed rear garden and off road parking.

The Area

Sturminster Newton is an interesting and picturesque market town in the heart of the Blackmore Vale, in an elevated position by the River Stour. There are many fascinating properties here from a wide variety of periods and this is particularly noticeable around the town centre. You will also find an excellent variety of independent shops, eateries and two supermarkets, a bakers, a greengrocers and a butchers shop selling produce from their own farm, there are also both Doctors and Dental Practices in the centre as well as

a veterinary practice with 24 HR cover. The hub of the town is 'The Exchange', where many local groups and societies meet and you might catch a live, music, theatre or comedy show. The area is well served by both state and private schools with popular first and secondary schools within the town.

Surrounded by Beautiful Dorset Countryside and with excellent access to some wonderful walking and riding routes, including the Stour Way which runs for over 60 miles from the source of the river to Dorset's beautiful coastline, there is also The Dorset Trailway, which follows the old railway line from Sturminster Newton to Spetisbury taking in a wide variety of environments. Whilst walking the path, why not take in the old railway station at Shilligstone where you can grab a tea and homemade cake in the station house or visit the railway museum, run by volunteers and enthusiasts, a short section of line has been re-instated and soon you may be able to take a short ride on one of the restored engines back to Sturminster. A short walk from the town centre you can cross the Stour on an historic five arch bridge and visit one of Britain's oldest functioning water mills, where volunteers still grind flour, which you can purchase at the mill, or why not just sit and relax with a cup of tea and a homemade cake. Field sports are well represented in the surrounding areas and there is excellent coarse fishing on The Stour. The world renowned Jurassic coast is only some 40 minutes, (approx 27miles), away and here you can find a wide

variety of water sports, including, 'The Portland Sailing Academy' where many of the UK's budding Olympians train, along with many stunning coastal walks.

Room Measurements:

Kitchen/Dining 4.78m(MAX) x 3.45m(MAX)

15'8"(MAX) x 11'4"(MAX)

Living Room 3.68m(MAX) x 5.14m(MAX) 12'1"(MAX) x 16'10"(MAX)

Cloakroom 1.01m x 1.66m 3'4" x 5'5"

Master Bed: 3.29m(Max) x 3.34m(Max) 10'10"(max) x 11'0" (max)

En Suite: 1.40m x 2.43m 4'7" x 8'0"

Bedroom Two: 2.52m x 3.09m 8'3" x 10'2"

Bedroom 3 2.17m x 2.04m 7'1" x 6'8"

Bathroom 2.52m x 1.97m 8'3" x 6'5"

Additional information

Estate Management Charge: £261.25

Parking: Allocated Parking

Internal Area: 788 sq. ft.

Annual service charge: None

Council tax band: TBC

Tenure: Freehold

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ADDITIONAL INFORMATION

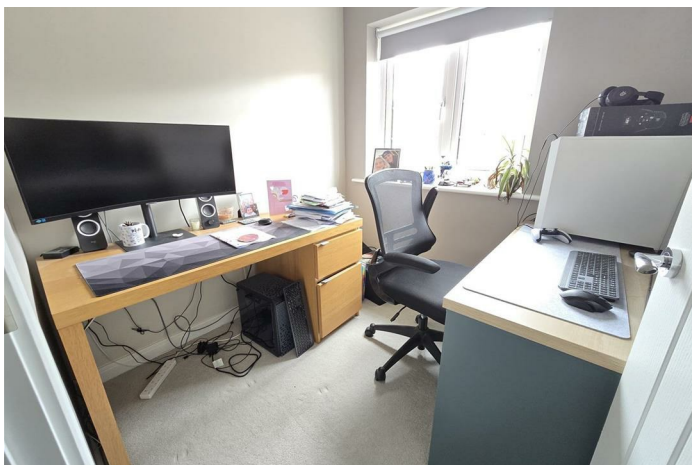
Local Authority – Dorset

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 788.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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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