



THE SMALL HOUSE THE ROW

STURMINSTER NEWTON, DT10 1AU

£360,000
FREEHOLD

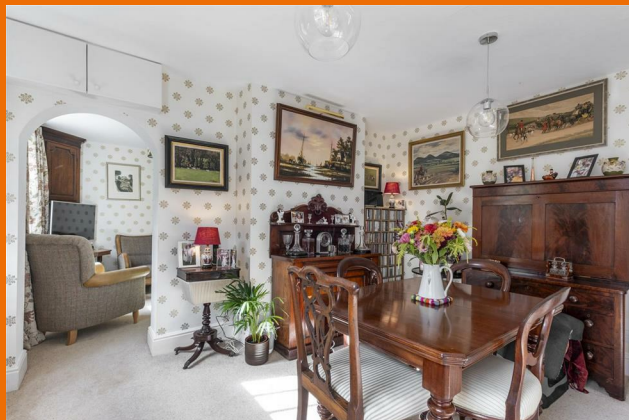
This quintessentially English cottage, brims over with warmth and character, both inside and out, it is believed that the original house was built to accommodate servants for one of the larger nearby 'Gentleman's Country Residences' and dates back to the 1890's. Located on a quiet no through road, which leads to a stepped pathway down to a lovely woodland area by the River Stour, yet only a couple of minutes stroll into the town centre. This lovely family home has been in the possession of the current owners since 2002 and was sympathetically modernised and extended in 2019. The house would suit many buyers right from first time buyers up to those looking for their final retirement location, located in North Dorset's most central town, the house would also make a wonderful lock and go, from which to explore all of the wonderful countryside on offer in rural Dorset and close enough to take advantage of our World Heritage Jurassic Coast! A MUST SEE PROPERTY



CHAFFERS
ESTATE AGENTS

THE SMALL HOUSE THE ROW

- *VIEWINGS AVAILABLE 15th SEPTEMBER BY APPOINTMENT*
- Pretty 19th Century Cottage
- First Time on The Market in Over 20 Years
- Quiet Cul-De-Sac Location
- Easy Access to Parkland and Riverside Walks
- Short Stroll into Town Centre
- Pretty, Private Cottage Garden
- Excellent Condition Throughout
- Off Street Parking



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With absolutely no detriment to the character and charm of the cottage, the improvements included, a spacious and bright fitted kitchen, a small vestibule and a ground floor cloakroom, further, on the first floor a new dressing room and bathroom have been added.

The Kitchen is fully fitted and includes built in double oven, microwave, an integrated dishwasher and washing machine, a fridge freezer and an induction hob. Minerva worktops provide preparation space and there are splash backs and a ceramic sink. Warmth, in the colder months, is provided by underfloor heating in the extension with gas central heating in the original building and for cold winter nights a feature multi-fuel stove provides comfort and warmth in the sitting room.

The house was completely redecorated and carpeted

throughout once the works were completed and of particular note are the 'Farrow & Ball' wallpapers that were used. The excellent attention to detail and styling were not confined to the inside of the house, indeed a weathervane, featuring the family dogs. There is a small cottage garden to 'The Row' and a beautiful, enclosed and private garden to the front of the house, which has a small area of lawn and well planted borders, featuring a large variety of roses and shrubs, the garden is easy to maintain and thanks to the Summer House, can be enjoyed throughout the year, regardless of the weather, sitting here you have a wonderful view of the garden with a backdrop of trees which stand in neighbouring gardens. There is a gate leading from the garden to a part shared pathway leading onto Goughs Close. Unusually for The Row, this fantastic house has the added benefit of having its own off road parking space.

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 from a wide variety of periods and this is particularly noticeable around the town centre. Here you will find an excellent variety of independent shops, eateries and two supermarkets, 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. A short walk from the front door and 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.

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ADDITIONAL INFORMATION

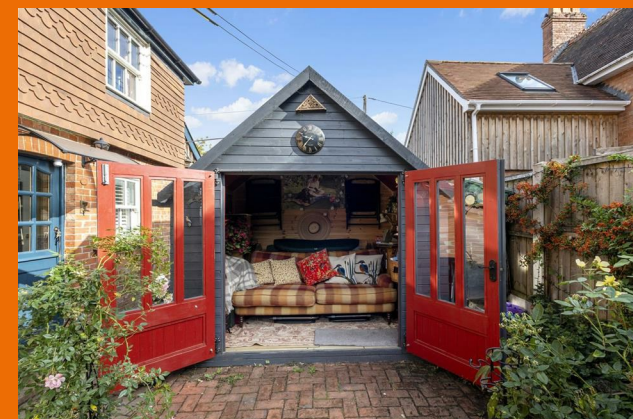
Local Authority – Dorset

Council Tax – Band C

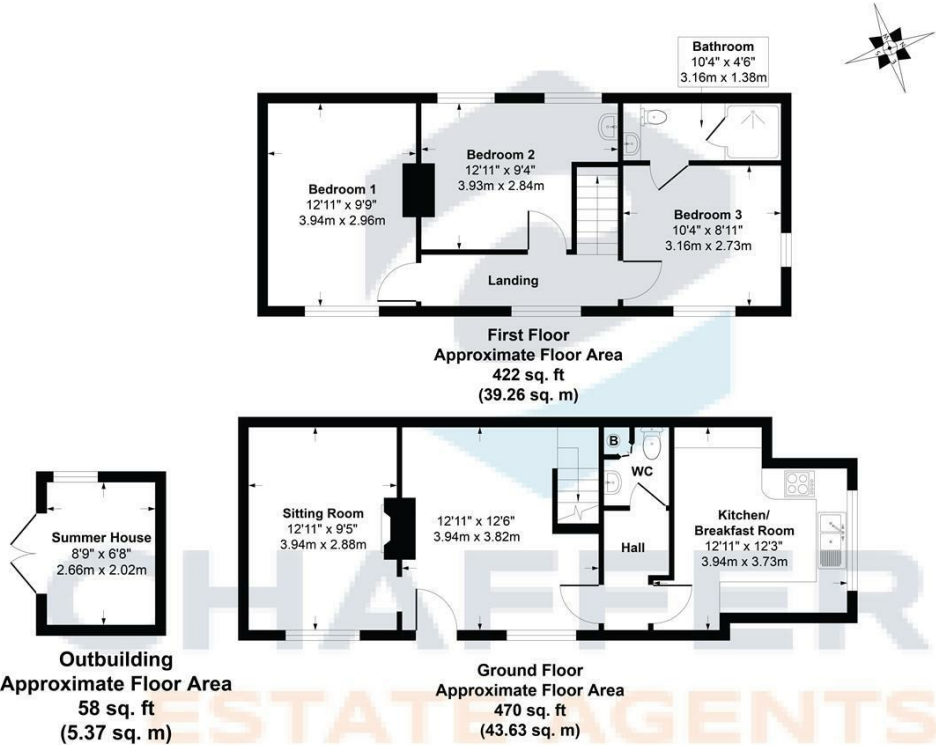
Viewings – By Appointment Only

Floor Area – 950.00 sq ft

Tenure – Freehold



The Row, Sturminster Newton, Dorset, DT10



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	72
(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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