



15A WHEAT CLOSE

STURMINSTER NEWTON, DT10 2EP

£280,000
FREEHOLD

Located in a welcoming North Dorset Village and with charming countryside views! The property benefits from modern comforts including a woodburning stove, solar panels, and an electric car point. Close to amenities, this would make an ideal family home or a great lock and leave from which to explore Beautiful Dorset! With high levels of interest in this property, early viewing is Highly Recommended!



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Accommodation

This charming three-bedroom semi-detached family home, beautifully presented, is the perfect retreat to the countryside. Situated in a peaceful cul-de-sac at the edge of a sought-after Dorset village, it boasts picturesque countryside views and a cozy atmosphere, thanks in part to the feature fireplace with a woodburning stove in the sitting room. The property offers spacious living areas, benefiting from modern features such as oil-fired central heating, uPVC double glazing, and fully-owned solar panels with quarterly pay-outs. Additionally, there is a solar thermal system which also heats the hot water, reducing oil costs. Recently fitted carpets adorn the first floor, and an electric car charging point adds convenience for modern road users. The property is conveniently located near village amenities including a well-stocked shop, a pub, and a primary school, with further amenities in nearby Sturminster Newton. Early viewing is highly recommended to seize this fantastic opportunity.

The Rooms

With doors to both the kitchen/diner and the sitting room and stairs to the landing the entrance hall is accessed via the side pathway. A house in the countryside wouldn't be complete without a wood burning stove to gather around, and the sitting room is home to an Impressive 8kW wood burning stove, (the owner assures me it kicks out some heat) and

patio doors to the rear garden with scenic views of the neighbouring farmland. Truly the heart of the home, the kitchen diner has an impressive amount of space, with ample room to house a sizeable dining table for the avid entertainer or somewhere to seat the children for homework. This is an impressive and functional space that would lend itself to a multitude of uses depending on your needs.

On the first floor you will find three good sized bedrooms along with a well fitted family bathroom.

Outside -

There is driveway parking to the front of the property and an electric car charging point. A side gate, provides access to the rear garden which is the perfect spot for alfresco dining, relaxation or entertaining on warm summer evenings, having patio seating and lovely views across open countryside. There is also an entrance door with adjoining storm porch. The property further benefits from a large wooden outbuilding, perfect for storing BBQ's and tools, or the possibility of creating a home office.

The Area

Hazelbury Bryan is a parish in the south-west of the Blackmore Vale, the village comprises seven separate hamlets of Kingston, Wonston (and Pleck), Pidney, Partway, Woodrow, Droop and Park Gate, with open fields between them.

When asked what was important about the area, not surprisingly the residents answers were, location,

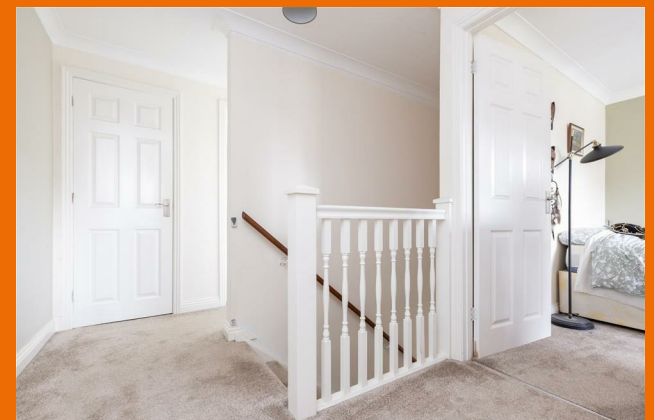


environment and the sense of community.

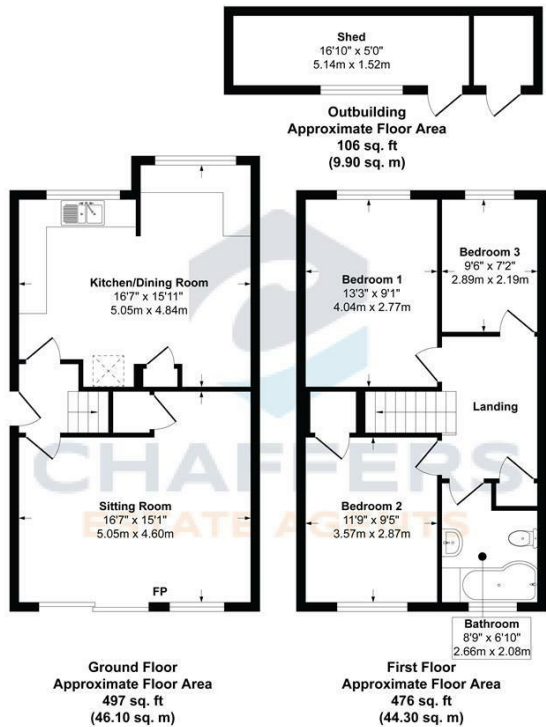
Features particularly valued by the local community include: the separate hamlets that collectively make up Hazelbury Bryan, each quite individual, served by narrow country roads and lanes and with open fields between them; the many rights of way and opportunities to enjoy the surrounding countryside, the general peace and quiet of village life, and the ability to see the stars at night away from the lights and pollution of larger towns; the surrounding hills and views out across the rolling countryside of Thomas Hardy's Wessex. All this, whilst enjoying relatively good access to the nearby towns of Sturminster Newton, Blandford Forum and Sherborne.

Having relatively low populations the hamlets are of a size which encourages neighbourliness, friendliness, co-operation and support. The various village facilities such as the two churches, the school, the shop, the pub and the village hall, the sports fields and allotments, also bring residents together. The Hamlets have a good mixture of younger family groups who still benefit from an excellent primary school and older people, many of whom have retired to the area to simply enjoy the peace and quiet, with almost no recorded crime, this really is a wonderful place to live.

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Wheat Close, Kingston, Dorset, DT10



Approximate Gross Internal Floor Area 1,079 sq. ft / 100.30 sq. m
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C	75	
(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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