



BARROW VIEW FARM

STURMINSTER NEWTON, DT10 2HG

£900,000
FREEHOLD

Architect designed, finished and fitted to a very high specification this four bedroom bungalow is located in a very enviable position on a no through road at the Southern end of the highly sought hamlet of Broad Oak. Sitting within a plot of approximately 0.86 acres and having an elevated position the property and gardens enjoy southerly views over the Blackmore Vale and Bulbarrow Hill.



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The Property

The property has been extended and modernised by the present owners and contains a plethora of features designed to enhance modern living, including, (but not limited to), a fully bespoke kitchen set within a large open plan living space with under floor heating and a stylish roof lantern to allow natural light to flood into the area, double glazed windows and doors leading out to the large garden further enhance the feeling of light and space.

Outside, there is also a large double garage with both power and light with an attached garden studio to the rear, presently set up as an additional area for entertaining guests, the studio lends itself to a variety of uses, including a home office, or children's study or play room.

The design has been well thought out and the property has a pleasing flow from the moment that you enter through the front door into the large welcoming entrance hall, here you will find doors to three of the double bedrooms as well as the door into the stunning living area. Beyond the living area and on the opposite side of the house from the three guest bedrooms you will find the luxurious Master Bedroom Suite, with a Dressing Area, a large Walk in Wardrobe a Bathroom and of course, a spacious Bedroom.



Outside

The Bungalow is approached from Common Lane, a no through road at the southern most point of Broad Oak. to the front of the property there is ample parking for multiple vehicles as well as a large double garage with power and light to one side. The extensive gardens wrap around all four sides of the property, providing a plot of around 0.86 acres, the bulk of which sits to the rear of the bungalow.

To the far side of the bungalow there are a range of raised vegetable and flower beds with built in seating areas.

Further outside seating areas can be found to the rear, here there is a patio area adjacent to the house and the remainder of the garden is slightly raised above the house and various seating areas provide panoramic views of the surrounding countryside. There are hedges and trees around the extremes of the garden providing further privacy. The rear garden is mostly layed to lawn with some areas left over to wild flowers to encourage wild life.

The Area

The Rural, Hill top Hamlet of Broad Oak sits around one mile South of the Market town of Sturminster Newton and is perfect for exploring the Blackmore Vale by foot, bicycle or even horseback, using the network of bridleways, country lanes and footpaths

which can be easily accessed.

All the amenities that you might require can be found in the pretty Market Town of Sturminster Newton, here you will find a great range of independent, bespoke shops, including super markets, a bakery, a butchers and farm shop, a green grocer, a good range of eateries and public houses, you can even buy freshly ground flour from one of England's last fully working water mills. There are also doctor's and dentist practices in the town and live music, comedy shows, theatre and many other events can be enjoyed at the Exchange which is right in the heart of town.

For the more active there are many fantastic walks and rides, including the Dorset Trailway which takes in a variety of environments as it follows the old railway line from Sturminster down to Spetisbury, you could even take a break at the old railway station in Shillingstone, enjoying a slice of home made cake whilst admiring the Steam trains. You might decide to explore the Stour Valley Way which runs along the length of the River Stour, (with some breaks), which runs around 64 miles from the source of the river at Stour Head in Wiltshire all the way to it's outlet near Christchurch in Dorset.

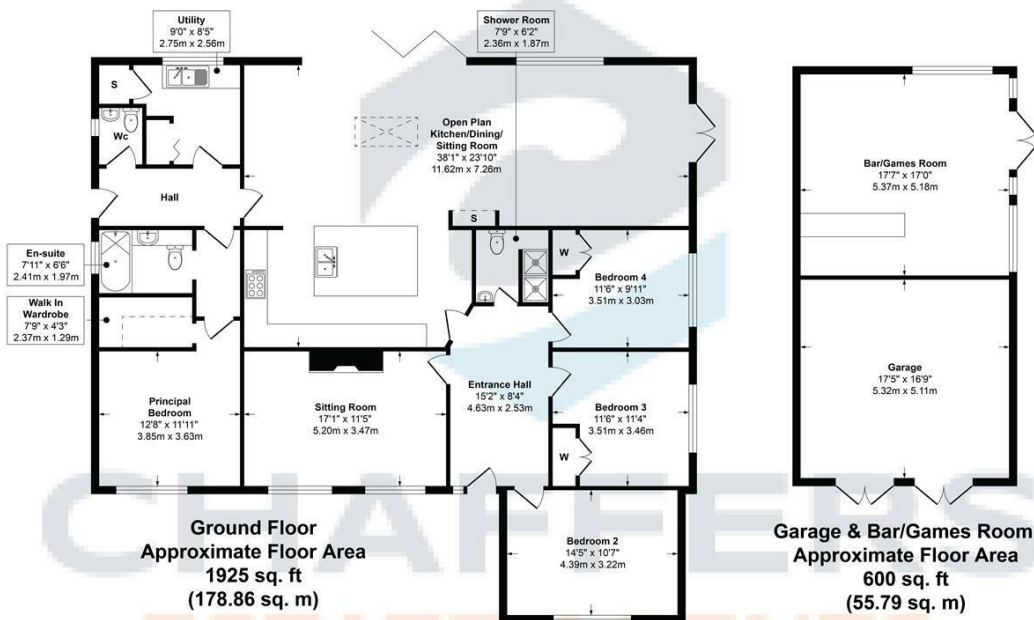
If you enjoy water sports, then in under an hour, you can reach the stunning and world famous Jurassic Coast in under an hour by car, where you can visit the

British Sailing Academy and learn to sail or wind-surf or simply explore Dorset's wide variety of coastal landscapes, from the sandy dunes of Studland to the rocky natural cove in Lulworth.

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Broad Oak, Sturminster Newton, Dorset, DT10



Approximate Gross Internal Floor Area 2,525 sq. ft / 234.65 sq. m
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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	83
	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

Sturminster Newton
Market Place
Sturminster Newton
Dorset
DT10 1AS

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

