



3 NICHOLSONS COTTAGES

STURMINSTER NEWTON, DT10 1NF

£400,000
FREEHOLD

Beautifully Refurbished Three-Bedroom Semi-Detached Home in Peaceful Hinton St Mary. Having undergone a plethora of renovations and alterations to uncover this stunning example of a three-bedroom semi-detached house which now offers generous living spaces, Kitchen/Dining, large gardens, and off-road parking, all set within the sought-after village of Hinton St Mary.



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DESCRIPTION:

Having undergone a plethora of renovations and alterations to uncover this stunning example of a three-bedroom semi-detached house which now offers generous living spaces, Kitchen/Dining, large gardens, and off-road parking, all set within the sought-after village of Hinton St Mary.

Ground Floor

The welcoming entrance hall is filled with natural light from the side aspect window, with stairs rising to the first floor. From here, you'll find a stylishly fitted family bathroom, complete with bath, wash hand basin, and WC.

To the rear, the spacious kitchen/breakfast room provides a wide range of cupboards and drawers, a useful larder, and ample space for a dining table. A practical utility room with side access leads on to a convenient cloakroom.

The bright, generously sized living room enjoys a dual aspect, with a large window to the front and French doors opening out to the rear garden — creating a perfect space for both family living and entertaining.

First Floor

Upstairs are three well-proportioned bedrooms. The master bedroom benefits from a modern en-suite shower room, while bedrooms two and three are light, airy, and versatile.

Outside

The property is set back from the road with a large front garden, while the rear garden is mainly laid to lawn and offers an excellent space for outdoor dining, play, or relaxation, with a rural outlook. A handy garden shed provides extra storage, and beyond the garden lies a gravelled parking area with space for several vehicles.



LOCATION:

Approximately a mile out of the town of Sturminster Newton is the popular and sought after village of Hinton St. Mary which is a lovely historic and manorial village which lies in a conservation area and has a church, inn, garage, tithe barn and manor house. The countryside around the village provides excellent walks and particularly around the River Stour. Nearby are the villages and towns of Marnhull, Sturminster Newton, Gillingham, Shaftesbury, Blandford and Sherborne which provide shopping and schooling facilities.

ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage. Oil Fired Central Heating.

Council Authority: Dorset Council - Tel: 0345 034 4569

Council Tax Band: C

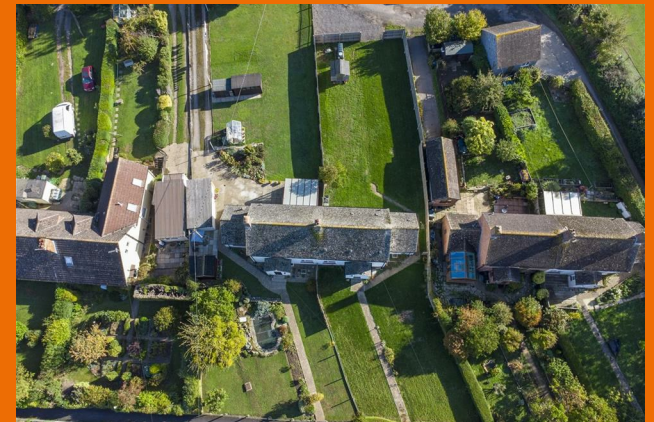
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

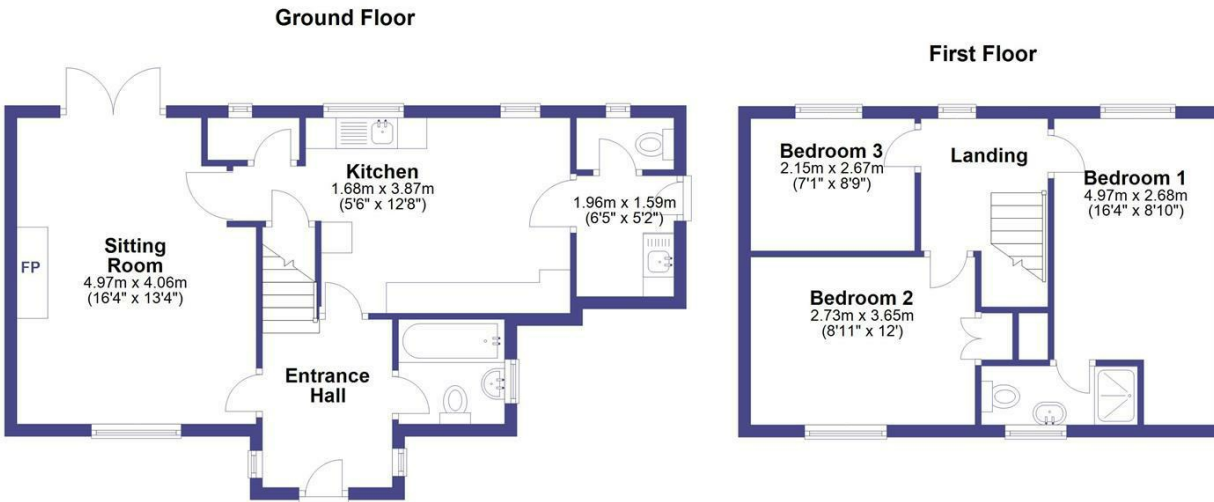
Energy Performance Certificate: Rated: E

Agents Notes: There is an annual service charge for the rear access track for the property, figures TBC with solicitors

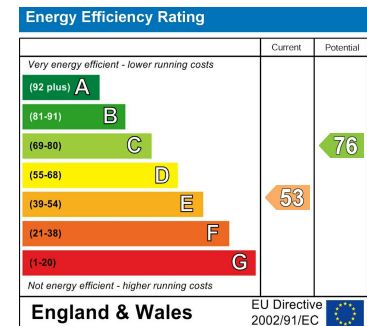


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Total area: approx. 83.5 sq. metres (898.9 sq. feet)



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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