



1 HOSEY ROAD STURMINSTER NEWTON, DT10 1QP

£390,000
FREEHOLD

This spacious well appointed house is located in an excellent position within walking distance of, the Town Centre, both Primary & Secondary Schools. There are many pathways and walkways from which you can explore North Dorset's beautiful countryside. The property further benefits from having off road parking and an integral garage.

The house would suit a variety of buyers whether you are a young family looking for a home to grow into, a larger family that need more space or an older couple who would like the convenience of being close to amenities and having enough room to welcome visiting grandchildren.

With access from both the sitting room and the kitchen into the garden as well as a separate dining room. the house will suit those who like to entertain, whatever the weather, and the kitchen provides ample worktop space to produce culinary delights with which to please your guests.



CHAFFERS
ESTATE AGENTS

1 HOSEY ROAD

- Excellent Family Home • Walking Distance Town Centre and Schools • Easy Access to Country & Riverside Walks • Spacious Accommodation • Modern Fully Fitted Kitchen • Master Bedroom with En-Suite Bathroom • Private Enclosed Garden



Accommodation

On the ground floor there is a welcoming entrance hall with stairs up to the first floor and doors to the living spaces. The Kitchen is well appointed with plenty of worktop and cupboard space and a coffee bar where friends can sit whilst you prepare the next meal. for more formal occasions there is a separate dining room and a large sitting room with doors into the garden, there is further the added benefit of a ground floor W/C.

There is also an integral garage with power and light, which also provide access to the back garden.

On the first floor there is plenty of room for family and visitors with four good sized bedrooms, including the Master bedroom which has its' own en-suite facilities as well as the family bathroom.

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Outside

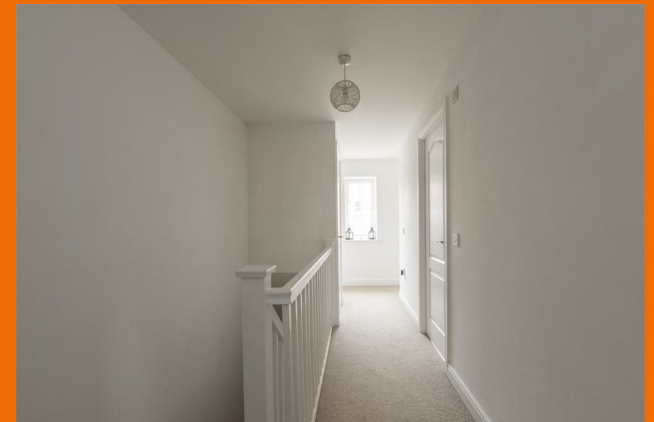
The house sits toward the edge of a popular and quiet residential estate within walking distance, (approx 10 mins), of the town centre. To the front of the property there is a small area which is presently shingled, and a tarmac drive leads to the integral garage. To the rear there is a good sized, fully enclosed, garden which can be accessed via the rear of the garage, the kitchen and the sitting room. This space would suit a variety of uses from entertaining, guests on warm balmy days, a play area for children or a blank canvass for keen horticulturists.

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.

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ADDITIONAL INFORMATION

Local Authority – Dorset

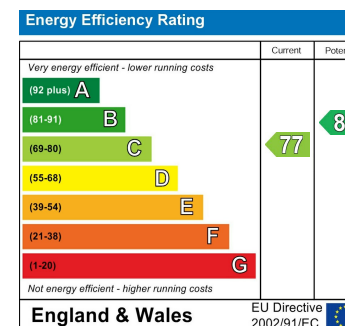
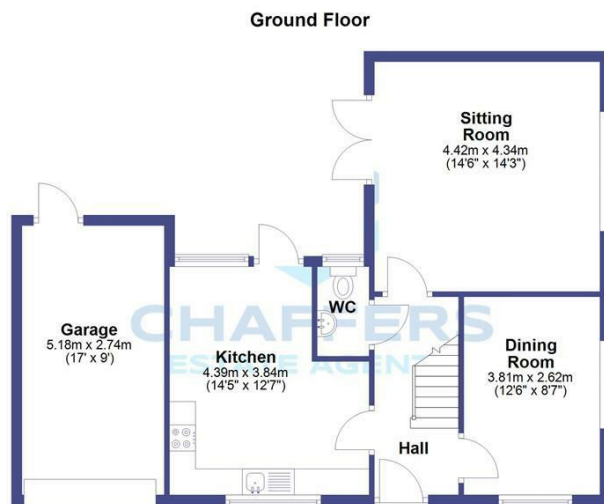
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1442.00 sq ft

Tenure – Freehold





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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