



3 CHURCH HILL COTTAGES STURMINSTER NEWTON, DT10 2LT

**£290,000
FREEHOLD**

Just a short stroll from the centre of Stalbridge sits this quintessentially English Cottage. The cottage brims over with warmth and a wealth of character both inside and out. The cottage benefits from having a particularly large garden and a large workshop as well as a parking bay directly to the front of the house. The property would make a wonderful first time buy, a first house for a young family or a great lock and leave property for those who would like to explore the wonderful countryside of North Dorset and the stunning World Heritage Jurassic Coast. A Must See Property!

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- Character Period Cottage • Excellent Central Position • Large Enclosed Secure Gardens • Great Condition Throughout • Fully Fitted Kitchen Diner • Modern Fitted Family Shower Room • GREAT FIRST TIME BUY



Accommodation

From the moment that you cross the threshold into the cottage you get a feeling of warmth and cosiness, entering into the lounge there is immediately a wealth of character, with panelled ceilings, wooden floorboards and a feature fireplace with a wooden mantle and a stone hearth, housing a small wood burning stove allowing you to feel warm on the bleakest of winter days. Also on the ground floor, there is a separate living space with French doors leading out onto a patio, presently used as a snug, the space could equally be used as a formal dining area. There is also a fully fitted kitchen with enough fitted cupboards and work top surfaces to prepare culinary delights for your family and guests, with plenty of room for a dining table and chairs and with direct access onto a garden patio for outdoor entertaining on warm summer evenings.

Climbing the stairs to the first floor, there is a good sized landing with access to both of the double bedrooms as well as the modern stylish fitted shower room.

Outside

The extensive garden is bordered by an attractive stone wall with a wooden gate facing Church Hill and is fully enclosed on all sides. There are various tiered levels with a variety of flagged patios, slate shingle and a large number of mature shrubs and trees.

Unusually large, especially for this age of cottage on

Church Hill, the garden presently provides a blank canvass for any budding horticulturalist. With fantastic, far reaching views toward Marnhull and beyond this would make a wonderful garden for sitting out on balmy summer evenings with a glass of your favourite tipple and enjoying your surrounds, or a space large enough to grow all of your own vegetables.

Within the garden there is also a large workshop providing plenty of storage for garden and work tools, which would also make a pleasant garden studio, or the shortest commute to your home office.

The Area

Stalbridge, a market town dating back to Saxon times, is Dorset's smallest town. Close to the border with Somerset the town is surrounded by beautiful countryside, with excellent access to many walks which take in a variety of Dorset environments, including river, vale and hillside. The town itself, boasts a busy high street, where you will find a healthy variety of independent businesses, including shops, butchers, florists, cafes, pubs and hairdressers, there is further a popular long running family supermarket, which also has a popular café. The town has an excellent community feel and further boasts a well attended primary school, a church and a petrol station with a small supermarket. The nearest railway station is some three miles away at Templecombe, providing links to London and the

West Country, road links are also good, with excellent access to connecting roads to the rest of Dorset and beyond, with the world famous Jurassic Coast being less than an hour away by car. In and around Stalbridge, you can visit historical sites like Sherborne Abbey and Old Castle, enjoy the outdoors at the North Dorset Trailway, or attractions like Sturminster Newton Mill and the Museum of East Dorset. Other nearby sites include the Gold Hill Museum, Badbury Rings, and various parks and gardens in the wider Dorset area.

Although Stalbridge has been developed in recent years, it still has a timeless character and charm. For those who like small towns, Stalbridge is an ideal and peaceful centre from which to explore the surrounding area, and with excellent road and rail links to the A30 at Henstridge and the A303 at Wincanton as well as the mainline Station at nearby Templecombe, both London and The west Country are all easily accessed.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

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: D

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Local Authority – Dorset Council

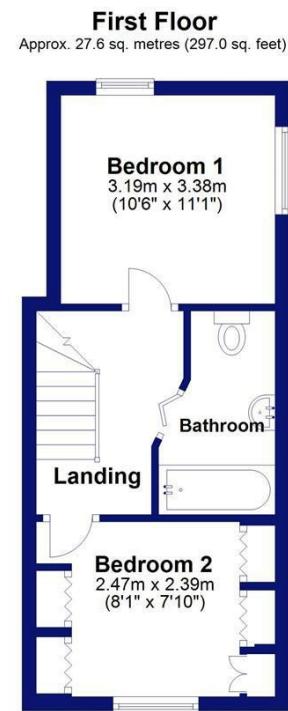
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 933.40 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		62
(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

Sturminster Newton
Market Place
Sturminster Newton
Dorset
DT10 1AS

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

