



22 Woodlands, Hazelbury Bryan, Sturminster Newton, Dorset

A beautifully presented mid terraced three bedroom house in a quiet area of a desirable village.

Guide Price **£385,000**

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

22 Woodlands

Hazelbury Bryan, Sturminster Newton,
Dorset, DT10 2DD

Mid terraced house with well proportioned and bright rooms
Three double bedrooms, shower room (one ensuite)
and bathroom
Enclosed and easy to maintain south facing rear garden
Double glazed windows and doors
Allocated parking and single garage
Quiet location on edge of village
Approx 5 miles from the nearest town
Active community, village hall, convenience store and pub

Accommodation

Please see floor plan.

Viewing strictly by appointment through
Symonds & Sampson Sturminster Newton office on
01258 473766





The Property

22 Woodlands is a mid terraced three bedroom house built in 2004 of rendered elevations under a pitched slate roof offering well maintained and immaculate accommodation. The property is situated within a small and peaceful development on the edge of this popular village with an excellent range of amenities.

The front door opens into the welcoming entrance hall with solid oak flooring, a cloak cupboard, a cloakroom, stairs rising to the first floor and access to the sitting room and kitchen / dining room. The dual aspect sitting room is a lovely bright room with a brick fireplace and wood burner and French doors leading to the rear garden. The solid oak flooring continues into the dual aspect kitchen / dining room. The country style kitchen has a range of wall mounted and floor standing units with Corian work surfaces, an electric range cooker and integrated appliances include a fridge / freezer, a dishwasher, and a washing machine. The dining area has French doors leading out to the garden.

Stairs rise to up to a galleried landing where there are three double bedrooms with partial rural views and a family bathroom with a suite comprising a shower over the bath, a wc and a wash hand basin. Bedrooms one and two benefit from built in wardrobes and there is an ensuite shower room to bedroom one.

Situation

Several hamlets make up the parish of Hazelbury Bryan, which is surrounded by glorious countryside that stretches towards Bulbarrow and the escarpment to the east. There are numerous paths and bridleways nearby, giving ample opportunity for walking and riding. Hazelbury Bryan has a shop, school, public house and village hall. Sturminster Newton, the nearest market town, offers a good range of shops, schools and other amenities. The larger towns of Dorchester, Sherborne and Yeovil are easily accessible, as are the coastal resorts of Poole and Weymouth.

Directions

From Sturminster Newton, leave the town via Bridge Street and at the traffic lights turn right. Take next turning left onto Glue Hill. Proceed all the way through Hazelbury Bryan, and towards the end of the village at Wonston, you will find Woodlands along Churchfoot Lane. 22 Woodlands can be found on the right hand side.

Outside

To the front there is a lawned area with various trees and flowers and shrub borders.

At the rear there is an attractive and enclosed easy to maintain sunny garden which is laid to paving stones and gravel. There are established flower and shrub borders and an olive tree. A gate leads into a fenced off area housing the log store and oil tank. A further gate leads to the allocated parking for 2 cars and single garage with up and over door, power, light and there is storage space above.

Services

Mains water, electricity and drainage are connected to the property. Oil-fired central heating.

Local Authority

Dorset Council Tel: 01305 221000

Council Tax Band: D

Tenure

Freehold

Property Information

Standard & superfast broadband is available. Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by O2 & Vodafone Networks) (Information from Ofcom <https://www.ofcom.org.uk>)

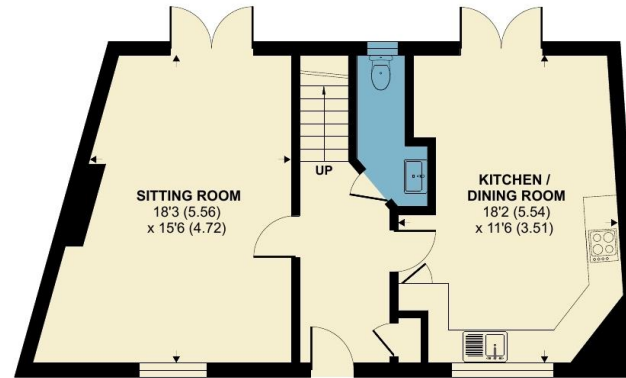
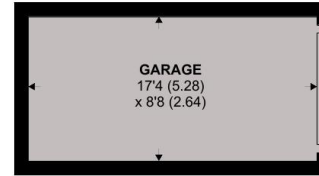
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CBA May 2023 revised July 2024 & October 2024

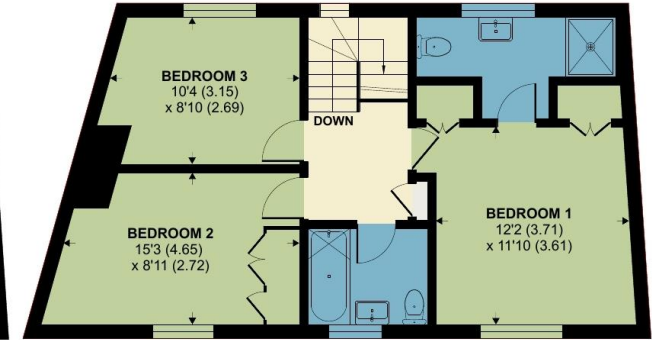
Woodlands, Hazelbury Bryan, Sturminster Newton

Approximate Area = 1346 sq ft / 125.0 sq m (includes garage)

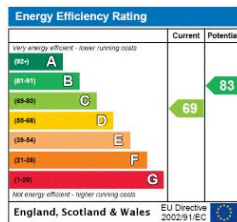
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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Symonds & Sampson. REF: 982073



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