



## Hill Crest, New Road, Broad Oak, Sturminster Newton, Dorset

A well-positioned and spacious three bedroom bungalow in need of modernisation set in a good plot of 0.40 acres with a garage.

Guide Price

**£385,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Hill Crest, New Road, Broad Oak, Sturminster Newton, Dorset, DT10 2HF

- Detached bungalow in lovely hamlet position
- Well proportioned and flexible accommodation
- 3 double bedrooms (1 ensuite bathroom) and separate shower room
  - Spacious sitting room with a dual aspect
    - Modernisation required
- Large plot measuring approximately 0.40 acres
  - Detached single garage and off-road parking
- Tranquil garden with large timber shed/workshop
  - No onward chain
  - Approx. 1.4 miles from town

Viewing strictly by appointment through  
Symonds & Sampson Sturminster Sales Office  
on 01258 473766





This charming detached three bedroom bungalow is built of rendered elevations under a pitched slate roof and benefits from flexible, well-proportioned and light rooms along with a substantial and delightful garden with beautiful views over the surrounding countryside. The property has been well maintained but now offers an incoming buyer scope to update and modernise.

The front door opens into a porch with a door leading into an extensive hall with built in storage. To the left of the hall is bedroom two, which has a dual aspect, and bedroom three which has built in wardrobes. Both bedrooms lead to an inner hall. Off the inner hall is a shower room and a large dual aspect sitting room with a feature fireplace built for an open fire, with its own chimney, and there are views over the lovely garden and countryside beyond.

To right of the hall is a kitchen / dining room with a free-standing wood burner feeding the hot water cylinder, wall and base units, an integrated single oven with an electric hob above, space and plumbing for a washing machine,

space for a fridge / freezer and a door leading into the conservatory with a door leading outside. At the end of the hall is a further double bedroom with a dual aspect, fitted wardrobes and an ensuite bathroom.

#### Situation

Broad Oak is a small hilltop hamlet on the outskirts of Sturminster Newton.

Sturminster Newton is a traditional market town. The town has a weekly market on Mondays, a range of shops including traditional butchers and delicatessen, supermarket, cafes, pubs, library, doctor and dental practices, health centre, churches and schools. The town also has an exceptional and active arts centre which provides a wide range of music, theatre and other events, a recreation ground and the surrounding area has some fantastic walking countryside. The larger towns of Blandford Forum, Shaftesbury and Sherborne are within easy reach by road and Gillingham has a main line station to London Waterloo (approximately 2 hours).

#### Directions

From our office in the centre of the town proceed over the bridge and turn left and then take the first right by The Bull public house towards Broad Oak. Follow the road through Broad Oak and take the second turning on the left into New Road. Follow the road around the right hand bend and the property will be found after a short while on the right hand side.

#### Outside

The property is approached from the road onto a driveway with parking for two vehicles and there is a single garage with an up and over door. Of particular note, are the substantial and attractive gardens which extend to the front, side and rear comprising extensive lawned areas, a variety of trees including mature conifers, Cupressus and Monterey pine, providing seclusion and privacy, well stocked flower borders featuring many varieties of roses and there is a sunny and secluded terrace. There is a large timber shed, which would make an excellent workshop, and there is a greenhouse.

**Services**

Mains water, electricity and drainage are connected to the property. Electric heating.

**Local Authority**

Dorset Council: 01258 454111  
Council Tax Band: D

**Agent's Note**

Potential buyers should satisfy themselves as to the nature of the structure of the house. Please call the office for further details.

# New Road, Broad Oak, Sturminster Newton

Approximate Area = 1634 sq ft / 151.7 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			71
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		17	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 989586



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