



1, Old Market Hill, Sturminster Newton, Dorset

A delightful double fronted town house in the centre of Sturminster Newton.

Guide Price
£365,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

1, Old Market Hill, Sturminster Newton, Dorset, DT10 1QU

- Very convenient town centre location
- Beautifully presented with good proportions
- Conservatory leading off kitchen / dining room
 - Low maintenance garden
 - Garage & parking space
 - Chain free

Viewing strictly by appointment
Symonds & Sampson
01258 473766





From the front garden, the front door opens into the hallway with the sitting room on the right and kitchen / dining room on the left.

The sitting room is a well proportioned room with front window with shutters and with a gas fire and mantelpiece feature.

The kitchen has a range of wall and floor units incorporating an electric oven, gas hob and fridge/ freezer. There is plenty of space for a dining table.

This room leads into the bright conservatory which gives access to the rear garden and steps to the garage and parking. There is also a downstairs wc and utility room.

On the first floor are three bedrooms with bedroom 1 having a small dressing room and an en suite shower room. The family bathroom is adjacent to the secondary bedrooms.

Situation

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, pub, 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 the Sturminster Newton sales office, go up Bath Road, turning right onto Old Market Hill. No1 is the first garden gate on the left, approximately half way down the hill.

Outside

Approached from Old Market Hill, the gate opens into the

first part of the garden with a path to the front door. Either through a further garden gate or via the conservatory is the private garden space with open sided covered area, storage shed and steps lead up to to the garage and parking space which is accessed from The Gavel.

Services

Mains water, electricity, gas and drainage are connected to the property. Mains gas central heating system.

Broadband - Ultrafast broadband is available.

Mobile phone coverage - Network coverage is available indoors and outdoors.

(Information from <https://www.ofcom.org.uk>)

Local Authority

Dorset Council Tel: 01305 221000

Council Tax Band: C

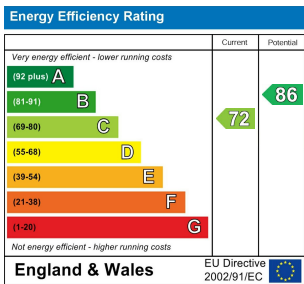
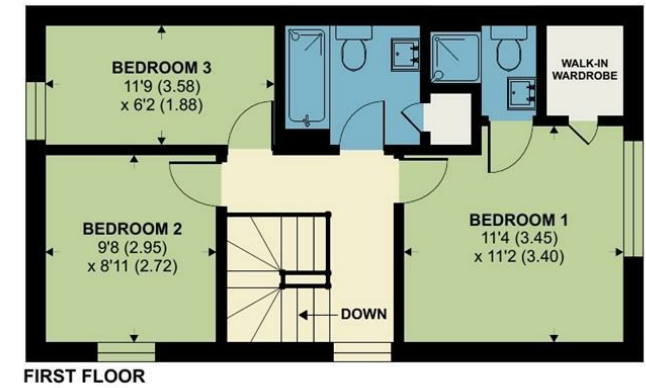
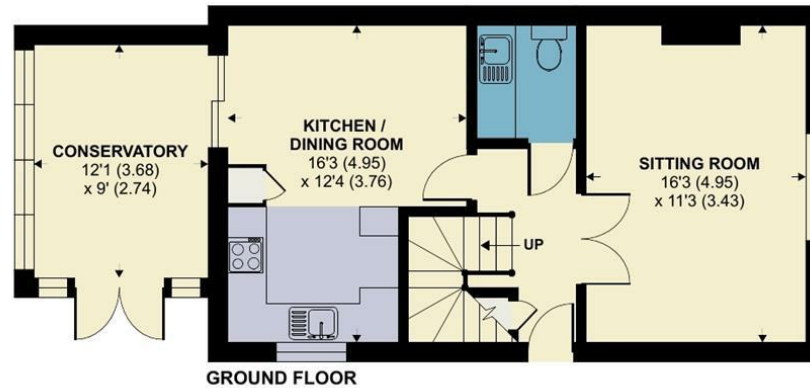
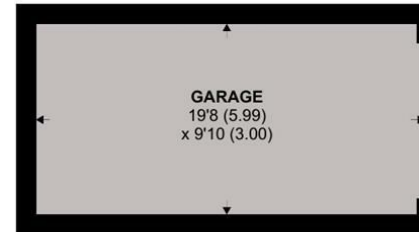
Old Market Hill, Sturminster Newton

Approximate Area = 1094 sq ft / 101.6 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 1287 sq ft / 119.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1082286



WT February 2024



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