



## Ruby Cottage, Church Lane, Sturminster Newton, Dorset

A large and pretty Grade II listed terraced Georgian cottage with four bedrooms and a garage located in the heart of the town.

Guide Price  
**£495,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Ruby Cottage, Church Lane, Sturminster Newton, Dorset, DT10 1DH

- Charming terraced character cottage
- 4 bedrooms (3 doubles and a single) and 2 bathrooms
  - Generous sized sitting room with gas fire
    - Study and dining room
  - Kitchen with integrated appliances
  - Lovely enclosed courtyard garden
    - Single garage and outbuilding
- Within walking distance of a traditional market town
  - Access to a network of footpaths
    - No onward chain

Viewing strictly by appointment  
Symonds & Sampson  
01258 473766





A large and pretty Grade II listed terraced Georgian cottage with four bedrooms and a garage located in the heart of the town.

This is a lovely four bedroom double fronted terraced Georgian cottage believed to have been built in 18th century and now listed Grade II. There are well proportioned rooms and an abundance of character and charm with wooden flooring, Georgian windows and high ceilings. The cottage is located in a quiet street within walking distance of the town centre and there is easy access to a network of footpaths.

The front door opens into an entrance hall with stairs rising to the first floor and two doors both leading to the sitting room. This welcoming and light room has a brick fireplace with a gas fire and a door leading into a study. From the sitting room a door leads to an inner hallway with the cloakroom and a kitchen. The kitchen has a range of wall and floor units, space and plumbing for a dishwasher and integrated appliances include a gas hob, a single oven, a warming drawer and a microwave. A stable door leads out

to a porch and a courtyard garden. Off the kitchen is a utility room with space and plumbing for two appliances, space for a fridge / freezer and built in units and a sink.

Completing the ground floor accommodation is a good sized and bright dining room set at the rear of the cottage with a door leading outside and stairs rising to a small landing with a double bedroom, a single and a bathroom.

The main stairs at the front of the cottage lead up to a long landing with an airing cupboard, two double bedrooms both having fitted wardrobes and there is a bathroom with a bath and separate shower.

#### 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 our office in the town centre proceed through the market square directly onto Bridge Street. Turn left into Church Lane and Ruby Cottage can be found on the left hand side.

#### Outside

There is a pretty courtyard garden enclosed by a stone and brick wall and there are mature flower and shrub borders. The garden faces south west and there is ample space for a dining table and chairs. There is an outbuilding with power and a single garage with an up and over door and a personnel door. There is side access leading from the courtyard to the front of the cottage and the lane.

### Services

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

### Local Authority

Dorset Council Tel: 01305 221000

Council Tax Band: E

### Property Information

Broadband - Standard & Superfast broadband is available.

Mobile phone coverage - There is mobile coverage inside and outside.

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

EPC Exempt

## Church Lane, Sturminster Newton

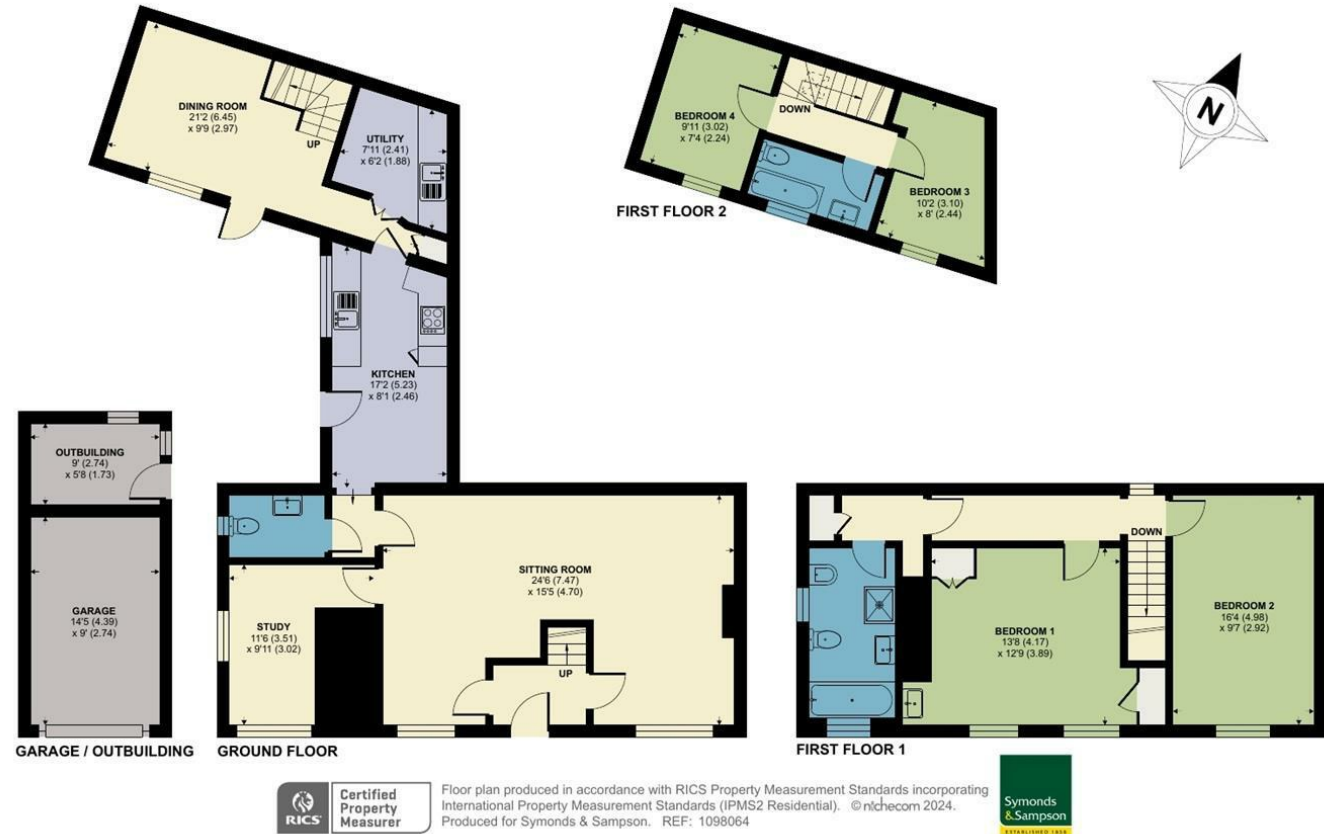
Approximate Area = 1731 sq ft / 160.8 sq m

Garage = 131 sq ft / 12.1 sq m

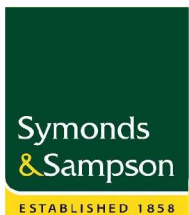
Outbuilding = 51 sq ft / 4.7 sq m

Total = 1913 sq ft / 177.6 sq m

For identification only - Not to scale



CBA March 2024



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