



Ivy Cottage, Bath Road, Sturminster Newton, Dorset

A beautifully renovated town house with level rear gardens and live / work annexe

Guide Price

£550,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Ivy Cottage, Bath Road, Sturminster Newton, Dorset, DT10 1DU

- A recently modernised detached double fronted house
 - Private rear garden
 - Kitchen, with AGA, leading to Snug / Garden Room
 - Reception room with bay window
- Annexe giving much scope to adapt to requirements
 - Central town location
 - Level walk to the shops
 - Network of footpaths nearby

Viewing strictly by appointment
Symonds & Sampson
01258 473766





A beautifully renovated town house with level rear gardens and live / work annexe

Having been extensively modernised in the last year, Ivy Cottage is a fine example of a double fronted house in a highly accessible town centre location.

The house has seen a full replacement of windows and new wiring, including the annexe, and is fully refreshed inside and a delightful level and private garden to the rear.

The entrance hall is set between the two reception rooms, the sitting room having a lovely bay window with garden views, a fireplace with mantelpiece and is a lovely bright room. The dining room links to the kitchen with plenty of floor units, a window overlooking the rear garden and an AGA. In turn, this leads to a small breakfast or snug area with wood burner and then onto the conservatory with French doors to the garden. At the other end of the kitchen is a large utility room with a flagstone floor and all the appliances as well as a downstairs shower room.

The 1st floor has three double bedrooms and the family bathroom. The principle bedroom has a fine bay window with plenty of wardrobe space.

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, follow the road up Bath Road where the property can be located immediately on the right-hand side and just opposite the turning for Brinsley Close.

Outside

There is extensive parking to the side on a tarmac driveway and a garden access gate.

The garden has seen the same renovation as the house and it is now fully enclosed with level lawns and being to the rear of the house, very private.

The annexe is a useful outbuilding and has scope for some final touches but has a large sitting or meeting room, a kitchen with rear access to the parking and a guest wc.

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

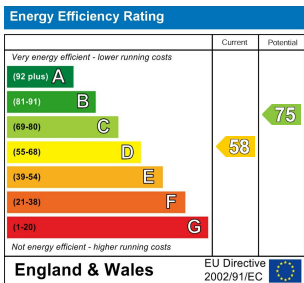
Broadband - Standard, superfast and ultrafast broadband is

available.
 Mobile network coverage is available indoors and outdoors
 (Information from Ofcom
<https://www.ofcom.org.uk>)

Bath Road, Sturminster Newton

Approximate Area = 1351 sq ft / 125.5 sq m
 Annexe = 318 sq ft / 29.5 sq m
 Total = 1669 sq ft / 155 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). © nlicom 2023. Produced for Symonds & Sampson. REF: 954284



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