



12, Woodlands, Hazelbury Bryan, Sturminster Newton, Dorset

Semi-detached house with a pretty southern aspect to the rear.

Guide Price

£340,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**12, Woodlands,
Hazelbury Bryan,
Sturminster Newton,
Dorset, DT10 2DD**

- 3 bedroom house in a pretty development
 - Dual aspect, full-depth sitting room
 - 2 bathrooms (1 en suite)
 - South facing garden
- Popular village with pub and convenience store
 - Garage and parking
 - No chain

Viewing strictly by appointment
Symonds & Sampson
01258 473766





12 Woodlands is a well-presented, double-fronted, three-bedroom semi detached house with a porch and established flower beds to the front and a sizable south facing garden to the rear.

The front door opens into the hall with a cloak cupboard, a WC and stairs to the first floor. The sitting room to the right is the full depth of the house, with a feature wood burner and fire surround and French doors leading to the garden. The kitchen has a good range of wall and floor units, with electric range oven, integrated dishwasher and washing machine, a breakfast table and French doors giving access to the garden.

The first floor has three double bedrooms and a family bathroom. Bedroom one has built-in wardrobes and an ensuite shower room, while bedroom two has built-in wardrobes. Bedroom three is currently used as a study.

Situation

Hazelbury Bryan is located in the heart of Thomas Hardy's

Wessex, approximately central within the triangle formed by the towns of Blandford Forum, Sherborne and Dorchester. It is on the edge of the Blackmore Vale and adjacent to Bulbarrow Hill. The village which featured in the Sunday Times 2015 top 50 places to live, is primarily supported by services located in Sturminster Newton about 4 miles distant, the larger towns such as Sherborne, Yeovil, Dorchester and Blandford Forum which are within about a half hour drive from the village. Hazelbury Bryan is the Parish name that embraces seven hamlets making up the residential areas. They are Droop, Kingston, Parkgate, Pidney (including Partway), Pleck, Wonston and Woodrow. The village has a local shop, community sports field and a children's play area and The Antelope Inn. The Village Hall on Partway is an active centre of community life. The main Church for the village and the primary school are located at the south-eastern point, in Droop. There is a Methodist Chapel adjacent to the Village Hall.

Directions

From Sturminster Newton, head over the bridge turning right

to Newton. Turn left at Glue Hill, signed Hazelbury Bryan. Proceed to Hazelbury Bryan and go through the village to Churchfoot Lane where Woodlands is a short distance on your right. No12 is found to the right, on the left

Outside

The garden has a southern aspect and is enclosed by fencing. Gravel paths lead through the garden which has many a wildflower. The garden is accessed from both the sitting room and kitchen making it a lovely outlook. The garage is just around the corner

Services

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

Local Authority

Dorset Council Tel: 01305 221000
Council Tax Band: D

Property Information

Standard and superfast broadband is available.

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



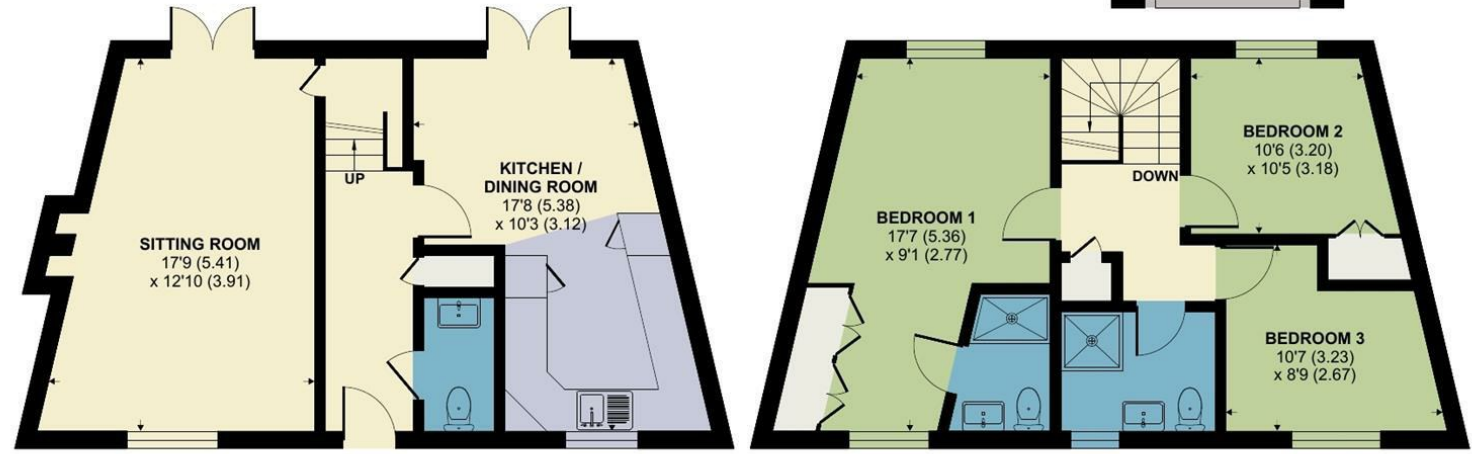
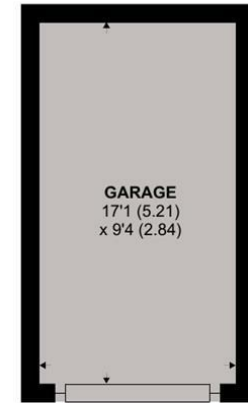
Woodlands, Hazelbury Bryan, Sturminster Newton

Approximate Area = 988 sq ft / 91.7 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1148 sq ft / 106.6 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	69
(39-54) E			
(21-38) F			
(1-20) G			
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). © nchecon 2024. Produced for Symonds & Sampson. REF: 1135227



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