



The Bungalow, Wood Lane, Hinton St. Mary, Sturminster Newton, Dorset

A wonderfully positioned bungalow, with scope to improve, situated within generous gardens and driveway.

Guide Price
£500,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

The Bungalow, Wood Lane, Hinton St. Mary, Sturminster Newton, Dorset, DT10 1NB

- Bungalow requiring improvement with scope to extend
 - Situated centrally within its own large grounds of approximately 0.47 acres
 - Expansive driveway and double garage
 - Quiet village lane location
 - Elevated verdant views across the Blackmore Vale
 - Village with pub
 - Sturminster Newton centre, approximately 1.3 miles
 - No onward chain

Viewing strictly by appointment
Symonds & Sampson
01258 473766





The Bungalow sits in a wonderful position on the edge of Hinton St Mary giving south and west views over neighbouring fields and the Blackmore Vale

Built of bricks with a tiled roof, the house has been in the same ownership for many years and although well maintained over those 35 years, there is scope for improvement and possible extensions; subject to the usual consents.

A double glazed storm porch is atop a path from the parking area. The front door then enters to the main corridor with the mainly west facing sitting room to the left. An open fire, set in stone surround currently with an electric fire, is the central feature whilst picture windows take advantage of the views. A single sliding glazed door then lead to the dining or further living area and kitchen beyond, with the conservatory off to the side. The conservatory has picture windows giving a mainly westerly aspect over the garden and beyond. Glazed French doors give access to a stone terraced area.

The kitchen has a range of wall and floor units and space for the usual appliances with a large walk in larder cupboard next to the separate utility room that acts as a boot room with access to the rear.

Through the kitchen links back to the corridor leading to the bedrooms. Bedroom 1 is south east facing with good wall space for wardrobes, and has an en suite WC with wash hand basin. Two further bedrooms are at the end of the house, with a family bathroom and a separate WC

Situation

The property is situated on the edge of the village of Hinton St. Mary which is a manorial village in a conservation area having a fine manor house, church and pub. Surrounded by open countryside which is designated as an area of great landscape value. There are excellent walks from the village and is especially pretty towards the River Stour, which meanders through the vale. Located close to the market town of Sturminster Newton with a good range of local shops and schools. Further shopping facilities are available in the

area at Gillingham, Shaftesbury, Blandford and Sherborne. There are primary schools in Marnhull and Sturminster Newton and Gillingham.

Directions

From the Symonds and Sampson office in Sturminster Newton, proceed north towards Marnhull on the B3092 Bath Road. On passing the village sign of Hinton St Mary, take the first left onto Wood Lane. The Bungalow can be found on the right hand side a short distance down the lane.

Outside

The house is approached up its own driveway from the village lane. There is a wide area for parking or turning and the drive leads around to the right of the house to the double garage.

The gardens surrounds the house, bordered by mature hedgerows beyond which there are open fields and countryside to the south and west. Interspersed with mature shrubs and dividing hedges, the garden is generous and

mainly laid to lawn and thus is easily maintained whilst offering further scope to adapt if required. There is a large shed between the house and garage from the utility / boot room entrance.

Services

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

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

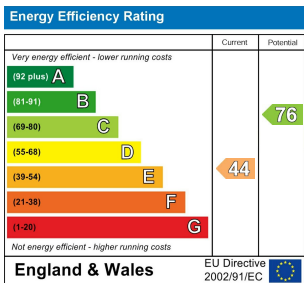
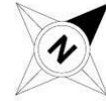
Wood Lane, Hinton St. Mary, Sturminster Newton

Approximate Area = 1215 sq ft / 112.8 sq m

Garage = 253 sq ft / 23.5 sq m

Total = 1468 sq ft / 136.3 sq m

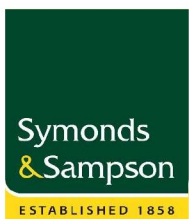
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Symonds & Sampson. REF: 1176421



WT July 2024 revised October 2024



01258 473766
Agriculture House Market Place
Sturminster Newton
Dorset
DT10 1AR
sturminster@symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

