

Symonds
& Sampson

Spicers Orchard
Kingston, Sturminster Newton, Dorset

Spicers Orchard

Kingston
Sturminster Newton
Dorset DT10 2AR

A solid 1980's house of about 3000sq ft with beautiful mature south facing garden. In all 0.63 acres.



- Spacious family home of just under 3000 sq ft
- Lovely mature south facing garden to the rear
 - Peaceful location off a quiet lane
 - Super 23' sitting room
- Impressive hall and galleried landing
 - Large terrace to the rear
- Double garage and ample parking
 - In all 0.63 acres

Guide Price £895,000

Freehold

Sturminster Sales
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THE DWELLING

Spicers Orchard is set back off a peaceful lane with the south facing rear garden being a particular feature of the property and backing onto open farmland with views out to Bulbarrow Hill. Built in 1982 the house has well laid out and spacious family accommodation set off a large central hall which opens to a galleried landing above. The principal reception rooms are at the back and look over the wonderful garden.

ACCOMMODATION

See floorplan but in brief.

Ground floor - Hall, sitting room, dining room, kitchen/breakfast room, conservatory, study, utility room, cloakroom.

First floor - Galleried landing, 4 double bedrooms, 2 bathrooms (1 ensuite).

OUTSIDE

The property is approached from the front over a shared access and on to a private drive where there is parking for several cars and a large garage with electric roller door, power and light. The pretty front garden has a neat lawn, some trees and shrubs with a lovely south facing garden to the rear which has a beautifully maintained lawn, two ponds, a kitchen garden and orchard. The garden is a real delight, established and private and there is a sun-trap terrace accessed from the conservatory / garden room. The extensive plot measures 0.63 acres.

SITUATION

Kingston is one of several hamlets that make up the parish of Hazelbury Bryan, which is surrounded by breath-taking countryside that stretches towards Bulbarrow and the escarpment to the east. There are numerous paths and bridleways crisscrossing the countryside giving ample opportunity for walking and riding.

Hazelbury Bryan has a shop/post office, school, public house and village hall. Sturminster Newton, which is the nearest market town, offers a good range of shops, schools and other amenities. The larger towns of Dorchester, Sherborne and Yeovil are accessible as are the coastal resorts of Poole and Weymouth.

DIRECTIONS

What 3 words ///passwords.printing.shoelaces

SERVICES

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

MATERIAL INFORMATION

Standard & ultrafast broadband is available.

Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by O2 Network)

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

Council Tax Band: F

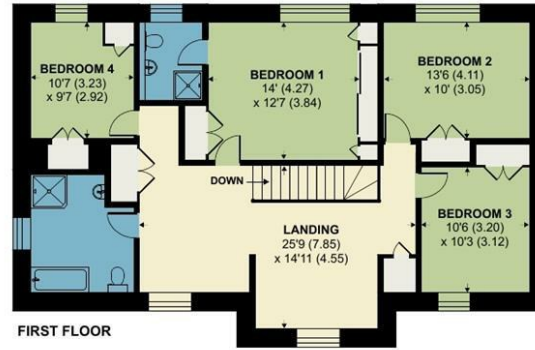
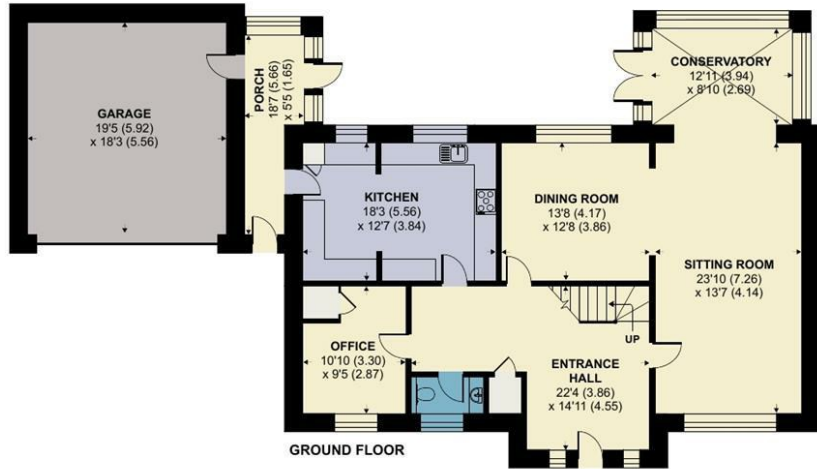


Spicers Orchard, Kingston, Sturminster Newton

Approximate Area = 2986 sq ft / 277.3 sq m (includes garage)

For identification only - Not to scale

Energy Efficiency Rating	
Current	Potential
<small>Energy Efficiency Rating - lower ratings mean lower energy efficiency</small> <small>Energy Efficiency Rating - higher ratings mean higher energy efficiency</small>	
<small>England & Wales</small>	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1165441



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