

The Beeches

Rowden Mill Lane, Stourton Caundle, Sturminster Newton, Dorset

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Stourton Caundle
Sturminster Newton
Dorset DT10 2JT

A large detached bungalow with fantastic 971 sq ft workshop on the edge of the village with wonderful far-reaching views and adjoining field. In all about 3.55 acres.



- Large 2100 sq ft detached bungalow
- Extremely useful 971 ft workshop
- Double garage, further workshop
 - Fine far-reaching views
- Sought after village with pub, church and hall
 - Adjoining field. In all 3.55 acres
 - Scope to update
 - No onward purchase

Guide Price £750,000

Freehold

Sturminster Sales
01258 473766

sturminster@symondsandsampson.co.uk



THE DWELLING

The Beeches was built in 1989 and is a particularly spacious detached bungalow with internal accommodation of over 2100 sq ft. The principal reception rooms and kitchen all have a glorious southerly aspect with fine far-reaching views over the Dorset countryside. The Beeches occupies a very peaceful location on a no-through lane with only one property beyond so very little passing traffic and has scope to modernise with plenty of potential for a buyer to put their own stamp on.

ACCOMMODATION

See floorplan but in brief:

Hall, Sitting room, Dining Room, Kitchen / breakfast room, 4 Bedrooms, Bathroom, Utility Room, Cloakroom.

OUTSIDE

The property is approached from the lane via double wooden gates on to a drive where there is ample parking and turning for a number of cars. There is a double garage with electric roller door, power and light. Planning Permission was granted in 2014 for a garage / storage building and this fantastic building offers superb workshop and garaging space, measures about 971 ft with an electric roller door, power and light and has the potential for a number of uses. There is a further sizeable store to the rear of the garage also with power and light.

The garden is mostly to the side (south) and rear of the bungalow and a five bar gate from the garden gives access to the field. The land is a laid to grass and gently sloping with fine views. A footpath runs along the southern boundary.





SITUATION

Stourton Caundle is a true Dorset village with a very strong community surrounded by beautiful open farmland. The village itself has an attractive Inn, The Trooper, active Village Hall and Church. Two neighbouring villages benefit from public houses and Bishops Caundle has a village shop. Stalbridge is 2 miles and has various local shopping including an excellent family run supermarket, butcher's shop, Post Office and Dentist surgery. There are lovely walks and footpaths around the village.

The market town of Sturminster Newton is about 5 miles

away and for further shopping facilities Sherborne is also a short drive and provides an attractive selection of modern and traditional shops around the historic town centre, the centre of which is the Abbey. Sherborne is also well known for its schools.

DIRECTIONS

What3words:///cubed.available.elastic

SERVICES

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

MATERIAL INFORMATION

Standard & ultrafast broadband is available. Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by EE Network) (Information from Ofcom <https://www.ofcom.org.uk>) Council Tax Band: F

Rights of Way: Mill End, a neighbouring property has a vehicular right of way to access a field gate to the side of the workshop.

A public footpath runs in an east-west direction along the southern boundary.



PLANNING PERMISSION

On 7th August 2024 the Agricultural Occupancy Condition was removed allowing for the continued unrestricted use of the dwelling.

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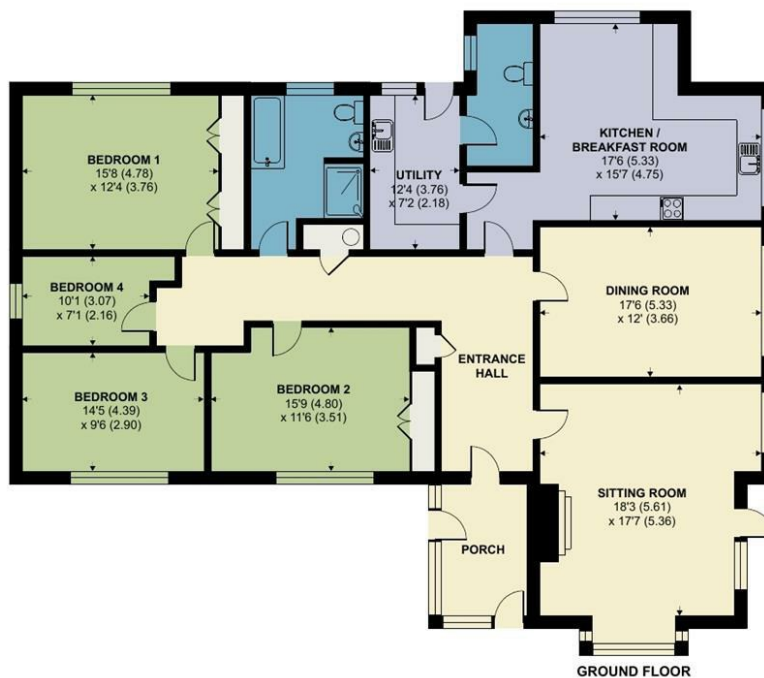
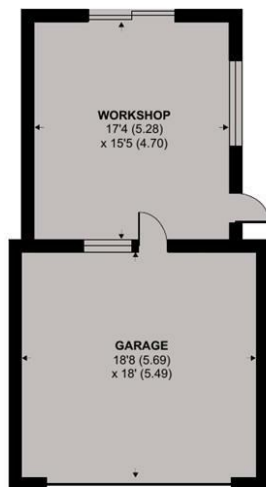
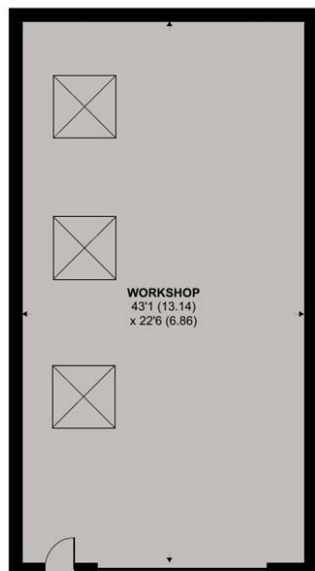
Approximate Area = 2140 sq ft / 198.8 sq m

Garage / Workshop = 620 sq ft / 57.6 sq m

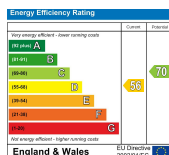
Workshop = 971 sq ft / 90.2 sq m

Total = 3731 sq ft / 346.6 sq m

For identification only - Not to scale



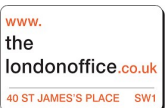
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1261876



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01258 473766

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



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