

Symonds
& Sampson



33

Church Street, Sturminster Newton, Dorset

33

Church Street
Sturminster Newton
Dorset DT10 1DB

A particularly attractive Grade II listed terraced cottage with plenty of character in a convenient location a short level walk from the town centre.



- Town centre location
- Attractive Grade II listed cottage
- Good sized rooms with plenty of character
- 3 double bedrooms, 3 bath/shower rooms
 - Rear courtyard
 - No onward chain



Guide Price £299,000

Freehold

Sturminster Sales
01258 473766
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THE DWELLING

33 Church Street is a Grade II listed character terraced cottage with origins possibly dating back 400 years. It has character and charm in abundance with wooden floors, exposed beams, sash windows and a large fireplace with rooms having generous proportions and good ceiling heights. A kitchen extension was added about 20 years ago. The principal reception room is a lovely room with exposed beams, wooden parquet floor, and a wood burner in an attractive fireplace. The dining room has a terracotta floor, a large cupboard with space and plumbing for appliances and step up to the kitchen and doors to the courtyard. On the first floor, the large landing has ample space for a desk and there are two double bedrooms and a bathroom with the master bedroom having an ensuite wet room. There is a third double bedroom and ensuite bathroom on the second floor.

ACCOMMODATION

See floorplan but in brief:

Ground floor - Sitting room, dining room, kitchen, hall, cloakroom.

First floor - Bedroom 1 with ensuite wet room, bedroom 2, bathroom.

Second floor - Bedrooms 3 with ensuite bathroom.

OUTSIDE

The property is approached from Church Street via a gate with path leading to the front door. There is a low wall with wrought iron railings and space for plants and tubs. At the back of the house accessed from the dining room is the courtyard garden.

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, pubs, library, doctor and dental practices, health centre, churches and schools. The town also has 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

What3words///sharper.professed.withdraws

SERVICES

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

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

Mobile phone network coverage is limited inside and likely outside. (Information from Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: C

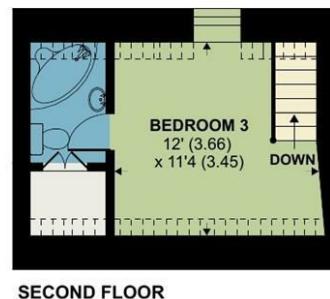
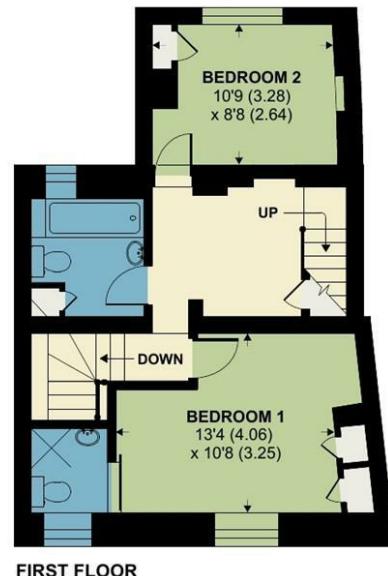
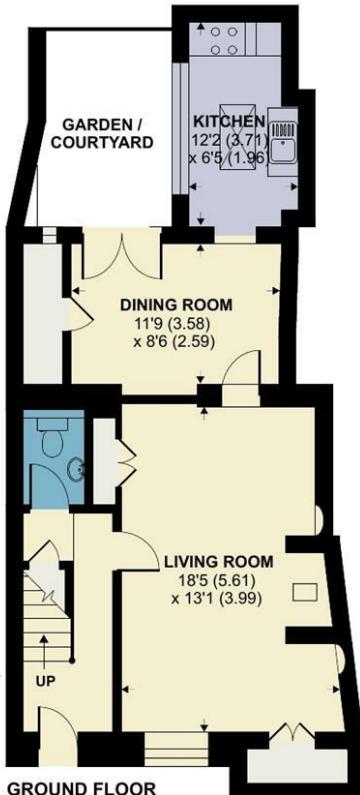
EPC: Exempt - Grade II listed.



Church Street, Sturminster Newton

Approximate Area = 1235 sq ft / 114.7 sq m

For identification only - Not to scale



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