



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

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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

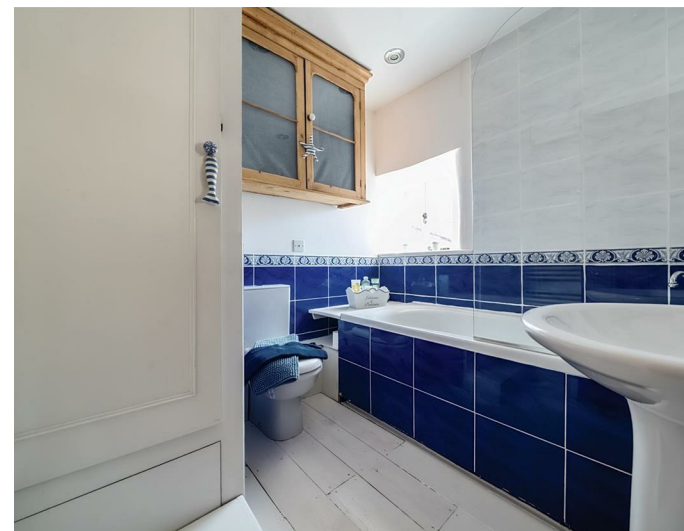
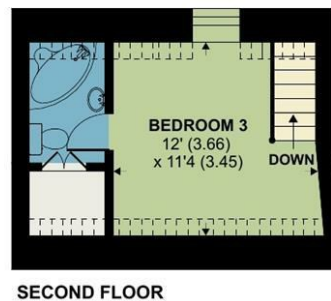
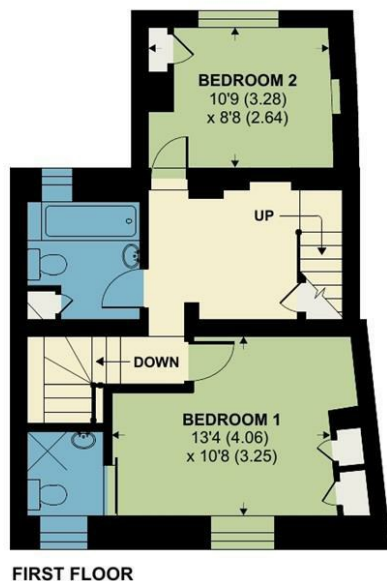
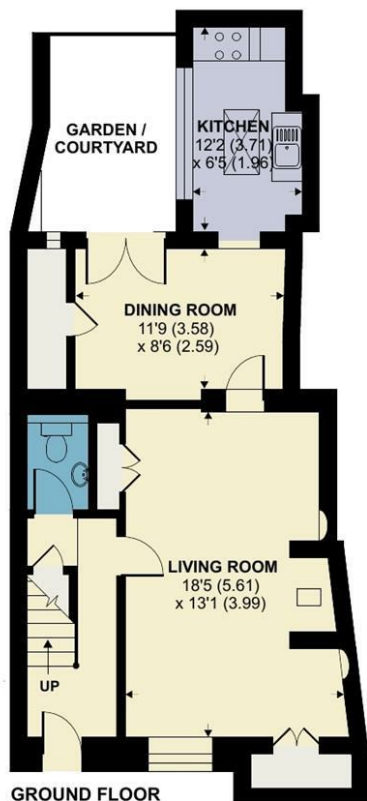
EPC: Exempt - Grade II listed.



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Approximate Area = 1235 sq ft / 114.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1276642



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