

Symonds
& Sampson



Milk House

Puxey, Sturminster Newton, Dorset

Milk House

Puxey
Sturminster Newton
Dorset
DT10 2HR

Milk House is positioned off a quiet country lane within rural surroundings, yet close to Sturminster Newton.



- Period house in quiet rural location
 - Ground floor guest bedroom
- Extensive gardens / parking and barn
 - No onward chain

Guide Price £750,000

Freehold

Sturminster Sales
01258 473766

sturminster@symondsandsampson.co.uk



THE DWELLING

Milk House is a period detached house, which sits well within its own gardens with two extensive parking areas and a barn. It has has a single storey extension from 2005 to give a large reception room with high ceilings leading to a sun room whilst the original house boasts character and charm. A formal reception room has both the office and the kitchen adjacent making for easy living. A ground floor bedroom, along with a bathroom have been refurbished recently and is ideal for guests leaving family space on the 1st floor.

ACCOMMODATION

See Floor Plan: Notable aspects being a Ground floor Guest Bedroom. High ceilinged extension giving a further reception room. Two areas of parking. South Facing Garden, Barn

OUTSIDE

Approached along a drive from the lane, there are two parking areas, one ot the side of the house and one adjacent to the Barn at the end of the garden, with path leading to the house. through the south facing garden The gardens are level, laid to an expanse of lawn with surrounding flower beds and trees dotted around. A small ornamental pond is to one side in the front garden. To the side is a further area of lawn off from the parking area. The gardens are bordered by high hedging for privacy.

The Barn could offer extensive covered parking itself or used as storage. It has double wooden barn doors to the front and a personal door to the garden side.

SITUATION

Sturminster Newton is the main hub close by. This traditional market town has a weekly market on Mondays, a range of shops including traditional butchers and delicatessen, supermarket, cafes, pub, library, doctor and dental practices, health centre, churches and schools. The town also has an exceptional and active arts centre which provides a wide range of music, theatre and other events, a recreation ground and the surrounding area has some fantastic walking countryside. Nearer to the house on the way to the town is the likes of Olives et Al, a delicatessen

DIRECTIONS

What3words.com rice.shredding.blacken

SERVICES

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

MATERIAL INFORMATION

Standard broadband is available.

Mobile phone network coverage is limited inside and likely outside.

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

Council Tax Band: F

Rights of Way: The drive is owned by next door and a right of access is granted to Milk House to access both parking areas

Agents Note: There has been a dispute in 2020, now concluded.



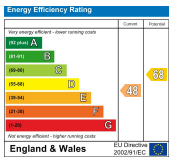
Puxey, Sturminster Newton

Approximate Area = 2462 sq ft / 228.7 sq m

Barn = 534 sq ft / 49.6 sq m

Total = 2996 sq ft / 278.3 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: 1285516



WT May 2025



01258 473766

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



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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT