

Symonds
& Sampson



Old Orchard

Orchard Close, Newton, Sturminster Newton, Dorset

Old Orchard

Orchard Close
Newton
Sturminster Newton
Dorset DT10 2HN

A delightful Grade II listed period cottage with an excellent reception space and plenty of character features throughout.



- Grade II listed cottage
- Mature gardens and parking
- Scope to improve / renovate
 - No onward chain

Guide Price **£395,000**

Freehold

Sturminster Sales
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THE DWELLING

Old Orchard has a welcoming feel from the moment you enter. Two large reception rooms give the house gravitas and access to the kitchen is accessed from both conservatory and the sitting room too. The house offers flexible living with shower rooms on both floors. There is an intriguing loft room with access from the principal bedroom only via a built staircase.

Whilst being Grade II listed, the house has been extended in years gone by, the latest being the heritage style conservatory which adds to the charm and history on offer. The garden is a wonderful backdrop to it all. In recent months, a new fence has been erected to enclose the garden fully.

ACCOMMODATION

See floor plan: In brief, a large downstairs footprint with large reception rooms and conservatory area. The loft room gives options.

OUTSIDE

From Orchard Close are double gates to the off street parking area and further patio areas and the garage. Adjacent is the conservatory giving a very welcoming area to the house. A level lawn is bordered by mature flower and shrub borders with a new rear fence. To the far side of the house, the garden wraps around back to the road.

SITUATION

Newton is a smart enclave of Sturminster Newton, set away and up the hill from the town and features some of the oldest houses in the area. Sturminster Newton hosts an array of independent shops, including Oxfords, Root & Vine and Holebrooks with larger shops like Harts of tur as well as a super market. The Exchange is the cultural centre of the town.

DIRECTIONS

What3words:///hoofs.ruffling.petrified

SERVICES

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

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

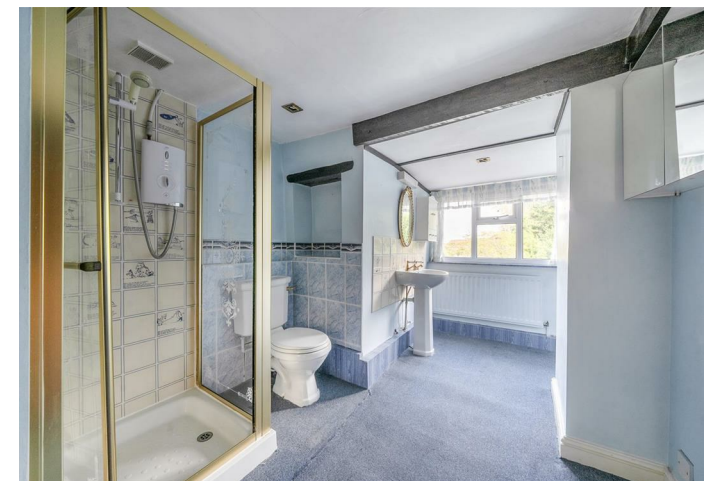
There is mobile coverage in the area, please refer to Ofcom's website for more details.

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

Council Tax Band: E

Restrictive Covenants: None known

Agents Notes: Retrospective listed building consent is being sought / proven for the heritage conservatory.





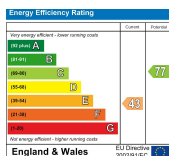
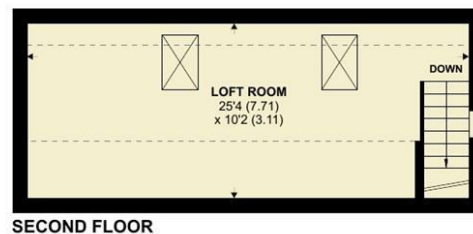
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Approximate Area = 1898 sq ft / 176.3 sq m

Limited Use Area(s) = 118 sq ft / 10.9 sq m

Total = 2016 sq ft / 187.2 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: 1347043



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