

# Stonecroft

Kings Stag Sturminster Newton Dorset DT10 2BE

A very well presented detached bungalow that offers plenty of parking on the drive and a private enclosed garden to the rear.









- Well presented detached bungalow
- Sought after village of Kings Stag
  - Private, enclosed rear garden
- Views over fields towards River Lydden
  - Garage and large parking area
    - No chain

Guide Price £395,000 Freehold

Sturminster Sales 01258 473766 sturminster@symondsandsampson.co.uk







# THE DWELLING

Stonecroft is a renovated detached bungalow in a village location. Built in the late 1960's this is a sensibly arranged house with an extended kitchen giving a lovely sitting or dining area to the rear and access to the patio area via the French doors. The kitchen has a range of wall and floor units with space for a dining table in between and access to a rear lobby towards the garage.

The sitting room has a central feature fireplace with an electric 'Be Modern' flame effect fire and a large picture window to the west facing front aspect. There are two double bedrooms, one to the front and one to the rear, both with plenty of room for wardrobes. The bathroom has been adapted to a large walk in shower.

# **ACCOMMODATION**

See floor plan. In brief: An extended kitchen to the rear gives a lovely light area to sit with French doors to the patio area for al fresco dining in the summer. The sizable sitting room is front facing and both bedrooms are good double bedrooms.

# **OUTSIDE**

Approached from the village is a double gate to a wide gravelled driveway leading to the single garage and front door. Set well back from the road is a good front garden, mainly laid to lawn with a shrub hedge bordering the front boundary. Side access brings you through to the enclosed rear garden with patio area near the kitchen / breakfast room giving views over fields towards the River Lydden. There is the rear lobby too to the kitchen and back of the garage, useful as a boot room. The garden is mostly laid to lawn with hedges on the boundary and raised up above the fields to the east.

Countryside walks and footpaths can be found close-by, almost from the doorstep.

# SITUATION

Kings Stag has a popular pub and petrol filling station/shop/hire store, with more extensive local facilities in Sturminster Newton. The Abbey town of Sherborne and county town of Dorchester provide extensive shopping, business and recreational facilities.

#### DIRECTIONS

What3words/////property.emerald.fuse

# **SERVICES**

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

# MATERIAL INFORMATION

Standard & 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: D

Water softener in garage.







# Stonecroft, Kings Stag, Sturminster Newton



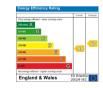
Approximate Area = 1005 sq ft / 93.3 sq m Garage = 176 sq ft / 16.3 sq m Total = 1181 sq ft / 109.6 sq m

For identification only - Not to scale









WT October 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 of 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.