

Symonds
& Sampson



Springfield

Back Lane, Kingston, Sturminster Newton, Dorset

Springfield

Back Lane
Kingston
Sturminster Newton
Dorset DT10 2DT

A detached house with distant rural views and a good sized garden on the edge of this popular village.



- Views to Bulbarrow in the distance
- Edge of village with lovely surrounding countryside
 - Dual aspect principal reception rooms
 - Good sized garden. In all 0.2 acres
 - Garage and parking
- Popular village with excellent amenities

Guide Price **£475,000**

Freehold

Sturminster Sales
01258 473766

sturminster@symondsandsampson.co.uk



THE DWELLING

Springfield is a detached house of brick and painted elevations under a pitched tiled roof. The front of the house faces south east and as such the principal reception rooms are light and bright and both dual aspect. There is a good sized kitchen and utility room to the rear and an office at the front. Upstairs there are three bedrooms and a bathroom with bedrooms 1 and 2 having fine far-reaching views to the south out to Bulbarrow Hill.

ACCOMMODATION

See floorplan:

Ground floor - Hall, Sitting room, dining room, kitchen/breakfast room, office, cloakroom.

First floor - 3 bedrooms, bathroom.

OUTSIDE

The property is approached from Back Lane on to a drive with parking. There is a single garage with electric roller door, power and light. The garden is level, a good size and laid to lawn with a flower bed, hedge and fence boundaries, a workshop, summer house, shed and greenhouse. Private drainage by way of a 2023 installed treatment plant, thereby complying with recent environmental rule changes.

SITUATION

Kingston is one of several hamlets that make up the parish of Hazelbury Bryan, which is surrounded by breath-taking countryside that stretches towards Bulbarrow and the escarpment to the east. There are numerous paths and bridleways crisscrossing the countryside giving ample opportunity for walking and riding.

Hazelbury Bryan has a shop/post office, school, public house and village hall. Sturminster Newton, which is the nearest market town, offers a good range of shops, schools and other amenities. The larger towns of Dorchester, Sherborne and Yeovil are accessible as are the coastal resorts of Poole and Weymouth.

DIRECTIONS

What3words///adopt.reclaimed.maker

SERVICES

Mains water and electricity are connected to the property. Private drainage with new treatment plant. 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



Springfield, Back Lane, Kingston, Sturminster Newton

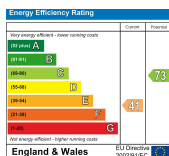
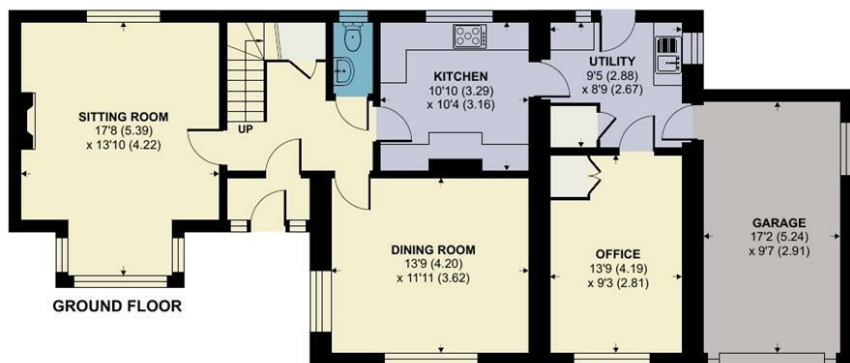
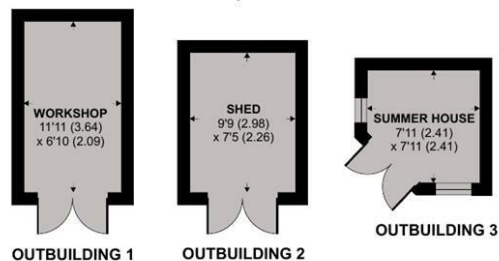
Approximate Area = 1507 sq ft / 140 sq m

Garage = 167 sq ft / 15.5 sq m

Outbuildings = 210 sq ft / 19.5 sq m

Total = 1884 sq ft / 175 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: 1353552



GWB October 2025



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