



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## The Causeway Hazelbury Bryan

Guide Price  
£750,000

A wonderful opportunity presents itself in Hazelbury Bryan - a chance to purchase a large, brand new detached family home with four double bedrooms - two with en-suite shower rooms and situated close to the heart of this popular Dorset village. The property forms part of a small select development of just eight new homes, all finished to an exemplary standard by a well reputed local builder and enjoys some delightful rural views over the surrounding countryside. The property is ideally located, opposite the village shop, which caters for everyday essentials and within striking distance to the public house, recreational grounds and primary school. The property is nearing completion and has been finished with high quality fittings including soft closing kitchen units with Capri Quartz work surfaces and some built in appliances, stylish bathroom suites with easy maintenance laminate splash backs and benefits from a ten year guarantee. In addition, the property has the convenience of uPVC double glazing and modern air sourced pumped heating. An early viewing is strongly recommended to avoid missing out on the chance to be the first owner of this lovely home and to appreciate the location, which is five miles to the market town of Sturminster Newton and eleven miles to the historic town of Sherborne where there is a mainline train station.

In brief, the ground floor accommodation consists of welcoming entrance hall, spacious sitting room with fire place and double doors leading to the dining area, which has tri-folding doors out to the rear garden and opens to the kitchen that is fitted with a range of stylish, modern units and some integrated appliances. There is also a study, utility and cloakroom. On the first floor there is the family bathroom and four double bedrooms, two with en-suite shower rooms. Outside, there is large garage, parking and generously sized rear garden.

SAP tba - Council Tax Band tba

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Front door with inset glass pane and full height opaque glazed window to the side opens into a welcoming entrance hall. Recessed ceiling lights. Smoke detector. Power points. Underfloor heating. Stairs rising to the first floor with storage cupboard under. Oak doors to the study, kitchen area and to the:-

#### Sitting Room

Window with outlook to the front. Recessed ceiling lights. Power, telephone and television points. Fireplace with slate hearth. Underfloor heating. Double doors opening to the:-

#### Open Plan Kitchen and Dining Room

Dining Area - Window to the side aspect. Recessed ceiling lights. Power points. Underfloor heating. Tri-folding doors to the rear and the paved sun terrace. Opens to the:-

Kitchen Area- Window with view over the rear garden. Recessed ceiling lights. Power and television points. Fitted with a contemporary and stylish range of soft closing kitchen units consisting of floor cupboards, pull out bin cupboard, two separate drawer units and eye level cupboards. Generous amount of Capri Quartz work surfaces with matching upstand and window sill plus inset one and half bowl stainless steel sink with swan neck mixer tap. Integrated fridge/freezer and dishwasher. Built in eye level double electric oven with storage cupboards above and below. Ceramic hob with chimney extractor hood over. Built in storage cupboard with lighting. Underfloor heating. Oak door to the:-

#### Utility and Cloakroom

Part glazed door opening to the side. Recessed ceiling lights. Power points. Fitted with units matching the kitchen and space and plumbing for a washing machine. Underfloor heating. Oak door to the:-

Cloakroom:- Recessed ceiling lights. Extractor fan. Fitted with a vanity wash hand basin with splash back and low level WC with dual flush facility. Underfloor heating.

#### Study

Window to the front of the property. Recessed ceiling lights. Power and telephone points. Underfloor heating.

### First Floor

#### Galleried Landing

Stairs rise up to a bright galleried landing with glass balustrades and window to the front boasting a wonderful view over the countryside. Recessed ceiling lights. Access to the loft space. Radiator. Power points. Airing cupboard housing the hot water cylinder. Oak doors to all rooms.

#### Bedroom One

Window with outlook over the rear garden, woodland and fields to the side. Ceiling light. Radiator. Power, telephone and television points. Oak door to the:-

#### En-Suite Shower Room

Opaque glazed window to the side elevation. Recessed ceiling lights. Extractor fan. Heated towel rail. Fitted with a suite consisting of low level WC with dual flush facility, vanity style wash hand basin and large walk in shower cubicle with choice of shower head and laminate panelled walls.

#### Bedroom Two

Window with outlook over the rear garden and trees beyond. Ceiling light. Radiator. Power, telephone and television points. Oak door to the:-

#### En-Suite Shower Room

Opaque glazed window to the side elevation. Recessed ceiling lights. Extractor fan. Heated towel rail. Fitted with a suite consisting of shower cubicle with choice of shower head and laminate panelled walls, vanity style wash hand basin and low level WC.

#### Bedroom Three

Window to the front with rural views. Ceiling light. Radiator. Power, telephone and television points.

#### Bedroom Four

Window to the front with countryside views. Ceiling light. Radiator. Power, telephone and television points.

#### Family Bathroom

Recessed ceiling lights and sun tunnel. Extractor fan. Heated towel rail. Fitted with a stylish suite consisting of combination low level WC with dual flush facility and concealed cistern plus vanity wash hand basin with mono tap and bath with mixer tap and telephone style shower attachment and laminate panelled surrounding walls.

### Outside

#### Garage and Parking

At the back of the property there is parking for one to two cars and a large garage/workshop with roll up door and rafter storage plus part glazed door to the side opening to the rear garden. From the drive a timber gate opens to the:-

#### Garden

This is mostly laid to lawn with a large paved sun terrace to the back of the house. There is also an outside water tap. The garden is of a good size, enjoying a sunny aspect and mostly enclosed by close board timber fencing.

### Directions

#### From Sturminster Newton

Leave the town via Bridge Street at the traffic lights continue over the bridge and turn right onto the A357 heading towards Sherborne. Take the next turning left into Glue Hill, signposted Hazelbury Bryan. Continue along this road for about 4 and half miles into Hazelbury Bryan. At the Antelope turn right onto the Causeway. The development is opposite the Red Barn village shop. Postcode DT10 2HB

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