



Derotes head height below 1.5m
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.



Pleck
Hazelbury Bryan

Asking Price
£550,000

An great opportunity to purchase a substantial five bedroom detached family home offering around 2179 sq. ft (202 sq. m) of internal space, presented to the market with the bonus of no onward chain, commanding some splendid far reaching countryside views and enjoying a lane side position on the edge of the popular village of Hazelbury Bryan. The village boasts an active community with many clubs and societies, plenty of events taking place around the area and in the village hall. There is also the village shop that caters for everyday needs, primary school and public house. Sturminster Newton is just five miles away where there are further facilities. This is the first time that the property has been brought to the open market since being built - some seventy years ago - having been passed down through the family. This lovely home provides comfortable well laid out accommodation with the option to update to one's own taste and design, as and when required. A fabulous place to raise an existing or growing family as well as providing for multi generations of family and would make a great home for those seeking a village and rural lifestyle. The property benefits from uPVC double glazing and oil fired central heating. A viewing is absolutely vital to appreciate what this property has to offer and how it will satisfy many potential buyers' needs. An early viewing is suggest to avoid missing out on being the next owner.

In brief, the ground floor accommodation consists of welcoming entrance hall, sitting room with open fireplace and double doors to the garden and opens to the dining area. There is also a good sized kitchen/breakfast room, utility with cloakroom plus two generously sized bedroom with fitted wardrobes. In addition, there is a shower room. On the first floor there is a study area on the galleried landing, bathroom and three double bedrooms, principal bedroom with en-suite bathroom. Outside, there is plenty of driveway parking, garage and gardens totaling just over 1/3 of an acre.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | | 67 | |
| (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

Part glazed front door opens into the welcoming entrance hall. Recessed ceiling lights. Coved. Coat hooks. Central heating thermostat. Power points. Laminate flooring.

Door to the garage and utility room and opens to the:-

Inner Hall - Recessed ceiling lights. Radiator. Laminate flooring. Stairs rising to the first floor and white panelled doors to the shower room and bedrooms, paned glass door to the kitchen/breakfast room and double paned glass doors to the:-

Sitting Room

Window to the side with countryside view. Ceiling light. Coved. Radiator. Power and television points. Open fireplace with stone slip, hearth and mantelpiece. Laminate flooring. Double doors opening out to the paved seating area to the side of the property. Opens to the:-

Dining Area

Window to with view over the fields to the side. Ceiling light. Coved. Radiator. Power points.

Kitchen/Breakfast Room

Window overlooking the drive to the front. Recessed ceiling lights. Coved. Built in storage cupboard. Radiator. Power, television and telephone points. Fitted with a range of light wood grain effect kitchen units consisting of floor cupboards with drawers, tall larder cupboard and eye level cupboards with open ended display shelves. Good amount of work surfaces with tiled splash back and stainless steel sink and drainer with mixer tap. Space for a fridge/freezer. Integrated dishwasher. Built in eye level double electric oven with storage cupboard under and open shelves to the side. Ceramic hob. Vinyl flooring.

Utility Room and Cloakroom

Part glazed door opening to the rear and covered area. Window to the rear. Recessed ceiling lights. Extractor. Coved. Coat hooks. Radiator. Power points. Work surface with Butler sink and cupboard under. Space and plumbing for a washing machine. Oil fired central heating boiler. Tiled floor. Door to the:-

Cloakroom - Obscured glazed window to the side elevation. Ceiling light. WC. Vinyl flooring.

Bedroom Three

Window to the side with countryside view. Ceiling light. Coved. Radiator. Power points. Two built in double wardrobes.

Bedroom Five

Window to the rear with outlook over the adjacent countryside. Ceiling light. Coved. Radiator. Power points. Two built in double wardrobes.

Shower Room

Recessed ceiling light. Extractor fan. Coved. Radiator. Fitted with a modern suite consisting of low level WC, pedestal wash hand basin with tiled splash back and shower cubicle with mains shower and choice of shower head. Tile effect vinyl flooring.

First Floor

Galleried Landing

Stairs rise and return up to a galleried landing with velux window to one side and two to the opposite side with a rural outlook. Ceiling light. Radiator. Power and telephone points. Built in work station. White panelled doors to the bedrooms and bathroom.

Bedroom One

Enjoying a double outlook with window to the front with partial countryside view and to the rear overlooking fields. Ceiling light. Two radiators. Power and television points. Door to the:-

En-Suite Bathroom

Sloping ceiling - some restricted headroom. Velux to the front elevation. Recessed ceiling lights. Extractor fan. Radiator. Fitted with a modern suite consisting of low level WC with dual flush facility, pedestal wash hand basin with tiled splash back, mirror and shaver light/point above and bath with mixer tap and telephone style shower attachment plus full height tiling to the surrounding walls. Vinyl flooring.

Bedroom Two

Window to the rear boasting a fabulous countryside view. Ceiling light. Radiator. Power and telephone points. Access to the eaves. Wood effect laminate flooring.

Bedroom Four

Velux window to the side aspect with field views. Ceiling light. Radiator. Power and television points. Access to eaves storage.

Bathroom

Velux window to the rear elevation. Radiator. Fitted with a pedestal wash hand basin with tiled splash back, low level WC with dual flush facility and bath with mixer tap and shower attachment plus screen and tiled splash back. Vinyl flooring.

Outside

Garage and Drive

The property is approached from the lane onto a tarmacadam drive with space to park about four cars. A gate to the side of the garage allows access to the side of the garage and rear of the house, which would lend itself for boat, caravan or motor home storage. The garage has an up and over door, window to the side and fitted with light and power and houses the electrical consumer unit.

Gardens

The front garden is laid to lawn. The main gate opens to the side of the property and then opens to the rear garden, which is laid to lawn and the location of the oil tank. The main garden lies to the side where there is a large paved seating area. The garden boasts good privacy, a sunny aspect and adjoins farmland.

Useful Information

Energy Efficiency Rating D
Council Tax Band C
uPVC Double Glazed Windows
Oil Fired Central Heating
Mains Drainage
Freehold
No Onward Chain

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. Proceed past the Antelope Inn and the village hall. Take the next turning right to Mappowder. The property will be found on the right hand side - just after De Brianne Close on the left. Postcode DT10 2EN



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.