



Total area: approx. 102.6 sq. metres (1103.9 sq. feet)

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



Woodlands
Hazelbury Bryan

Asking Price
£365,000

An attractive semi detached modern thatched cottage offering well proportioned accommodation with three bedrooms, boasting some countryside views and presented to the market with the bonus of no onward chain. The property is situated on the fringe of the Dorset village of Hazelbury Bryan and forms part of a small select development of just twenty three properties that were built to a high standard by a well known local builder about twenty years ago. The village boasts an active village hall, village shop catering for every day needs and a public house. There is also a highly rated primary school. Just five miles away is the market town of Sturminster Newton which offers a comprehensive range of facilities. The property benefits from uPVC double glazing, oil fired central heating with an external boiler plus there is super fast broadband to the village. This lovely home will go a long way to satisfy the needs of many potential purchasers - a wonderful family home or for a professional couple and equally a great downsize in one's leisure years an must be viewed to truly appreciate the good sized room and easy to use layout, as well as the location.

In brief, the ground floor accommodation consists of welcoming entrance hall with storage cupboard, sitting room with fireplace and double doors opening out to the combined dining and garden room. There is also a wonderful kitchen/breakfast room fitted with plenty of cupboards plus a useful cloakroom. On the first floor there is the main bathroom and three bedrooms, two with built in wardrobes and the main with an en-suite shower room. Outside there is parking for three to four cars and a single garage. To the rear of the property there is a pretty garden with storage shed.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk



ACCOMMODATION

Ground Floor

Entrance Hall

Front door with diamond shaped glass pane opens into a welcoming hall. Ceiling light. Central heating thermostat. Radiator. Power and telephone points. Useful storage cupboard fitted with coat hooks and power point. Hardwood flooring. White panelled door to the cloakroom and pane glass doors to the kitchen/breakfast room and to the:-

Sitting Room

Window with outlook to the front and fitted with shutters. Ceiling lights. Radiator. Power, telephone and television points. Brick fireplace with timber mantel and log burner. Small door to the under stairs cupboard. Double doors opening to the:-

Garden/Dining Room

Two velux windows to the rear and folding doors opening to the rear garden. Part vaulted ceiling with recessed lights. Power points. Built in storage cupboards and display shelves. Cupboard with space for a television and fitted with power and television points. Tiled floor with underfloor heating. Opens to the:-

Kitchen/Breakfast Room

Window with tiled sill and outlook to the front of the property. Recessed ceiling lights. Radiator. Central heating programmer. Power and television points. Fitted with a range of country style kitchen units consisting of larder style cupboard with shelves, floor cupboards, pull out spice rack, drawer units with deep pan drawers and eye level cupboards with counter lighting under. Good amount of wood effect work surfaces, tiled splash back and 'Franke' one and half bowl sink and drainer with swan mixer tap. Integrated dishwasher. Space and plumbing for a washing machine. Space for an American style fridge/freezer. Space for a range style cooker. Hardwood flooring.

Cloakroom

Ceiling light. Extractor fan. Wall mounted electrics. Part wood panelled walls. Radiator. Fitted with a low level WC with dual flush facility and pedestal wash hand basin. Hardwood flooring.

First Floor

Landing

Stairs rise and curve up to a galleried landing with window to the rear taking a partial rural view. Ceiling light. Smoke detector. Radiator. Power points. Airing cupboard housing the hot water cylinder and fitted with slatted shelves. White panelled doors to all rooms.

Bedroom One

Window to the rear fitted with shutters and enjoying some partial rural views and window to the front, also fitted with shutters. Ceiling lights - one with a fan. Access to the loft space with pull down ladder, light and part boarded. Radiator. Power, telephone and television points. A range of built in wardrobes with hanging rails and shelves. White panelled door to the:-

En-Suite Shower Room

Ceiling light. Extractor fan. Part wood panelled walls. Chrome heated towel rail. Wall mounted mirror fronted bathroom cabinet. Shaver socket. Fitted with a suite consisting of pedestal wash hand basin., low level WC with dual flush facility and walk in tiled shower cubicle with electric shower. Laminate tiled floor.

Bedroom Two

Window with outlook over the rear garden and enjoying some countryside views beyond. Ceiling light. Radiator. Power, telephone and television points. Built in double wardrobe with hanging rail and shelf.

Bedroom Three

Window to the front aspect. Ceiling light. Radiator. Power, telephone and television points.

Bathroom

Frosted glazed window with tiled sill to the front elevation. Ceiling light. Extractor fan. Part wood panelled walls. Radiator. Shaver socket and wall mirror. Fitted with a modern suite consisting of low level WC with dual flush facility, pedestal wash hand basin and bath with mains shower over and full height tiling to surrounding walls. Pebble effect laminate flooring.

Outside

Garage and Parking

Garage Measurement - 9' 2" x 17' 0" (2.79m x 5.18m) To the side of the property there is a gravelled drive with space to park at least three cars and leads to the garage, which has an up and over door, light, power and television points. A timber gate from the drive opens to the:-

Garden

The rear garden has been attractively landscaped with a paved and a gravel seating area. lawn edged by curving shrub and flower beds and enclosed by timber fencing. There is also the oil tank and a large garden shed. The garden enjoys a sunny aspect.

Useful Information

Energy Efficiency Rating D
Council Tax Band D
uPVC Double Glazing
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 four and half miles into Hazelbury Bryan. On entering the area of Wonston the road widens. Follow the round round to the left onto Churchfoot Lane. Continue for a short distance and take a right turn into Woodlands. Bear to the right where the property will be found on the left hand side. Postcode DT10 2DD



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.