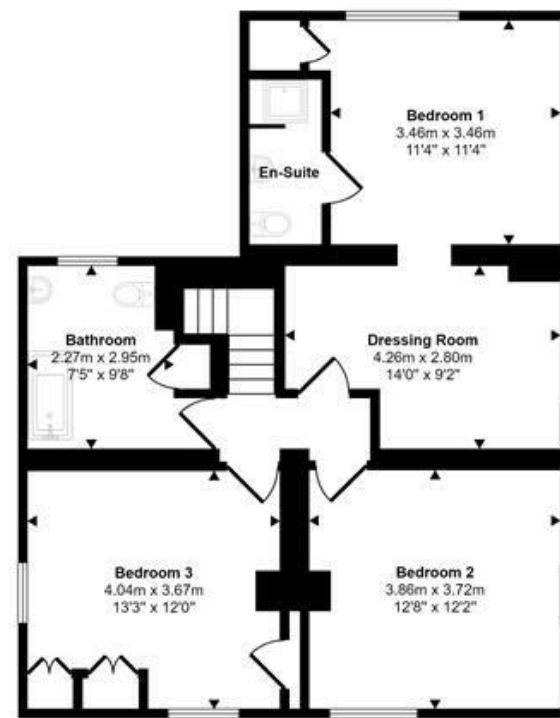


Ground Floor  
Approx 86 sq m / 929 sq ft



First Floor  
Approx 75 sq m / 804 sq ft

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Golden Hill Stourton Caundle

Asking Price  
£625,000

An attractive brick and stone detached character cottage offering spacious accommodation of around 1700 Sq. Ft (161 sq. m) with three double bedrooms, presented to the market with the advantage of no onward chain, boasting some delightful rural views and situated in the heart of this desirable Dorset village. Stourton Caundle lies in the Blackmore Vale and has a church and public house. Further facilities may be found at Stalbridge, which is about two miles away and Sherborne is only eight miles away with a mainline train station. We believe that the cottage was at one time two dwellings associated to the nearby farm in the early 1900s and has been a loved and enjoyed home to our sellers for about twelve years. During this time it has been well maintained and improved. The roof has been replaced, new flooring has been laid throughout and a double storey extension to the rear has created a fantastic open plan living space with family area and kitchen/breakfast room fitted with plenty of cupboards and quartz work surfaces plus bi-folding doors that open to a fabulous entertainment patio. Whilst on the first floor it allowed for a principal bedroom suite with dressing room and en-suite. The property offers a well laid out interior with flexible room usage and must be viewed to fully realise what lies behind the frontage. An early viewing is highly recommended so as not to miss out on the chance to be the next owner.

The well laid out accommodation is arranged over two floors and on the ground floor consists of useful porch, welcoming entrance hall, sitting room with fireplace and burner, dining room and a wonderful open plan kitchen/family and breakfast room. There is also an office, which could be used as a bedroom and cloakroom. On the first floor there is the family bathroom, three double bedrooms, principal with dressing room and en-suite shower room. Outside, there is a carport, two parking spaces and a large garden backing onto countryside.





## ACCOMMODATION

### Ground Floor

#### Porch, Entrance Hall and Inner Hall

The main entrance is located to the side of the cottage where the timber panelled door opens into the porch with pitched roof and quarry tiled floor. A part glazed timber door opens into the good sized and welcoming entrance hall. Ceiling light. Radiator. Power points. Wood effect flooring. Stairs rising to the first floor with cupboard under, natural wood panelled door to the kitchen/family/breakfast room and double bi-folding doors to the sitting room. Opening to the inner hall with window to the side aspect, ceiling light, upright radiator, wood effect flooring and door to the office and cloakroom.

#### Sitting Room

Two windows overlooking the lane to the front and partial countryside view in the distance. Ceiling light. Some exposed painted stone wall. Radiator. Power, telephone and television points. Fireplace with 'Adams' style surround, stone hearth and wood burner. Built in shelves to one side of the chimney breast and natural wood panelled door to the:-

#### Dining Room

Two windows to the front with view over the lane. Ceiling light. Radiator. Power points. Old fireplace recess with brick arch and hearth plus built in cupboard to one side. Natural wood panelled door to the:-

#### Kitchen/Family/Breakfast Room

A fabulous open plan space offering flexible usage. Family are - Recessed ceiling lights. Upright radiator. Power points. Fitted double larder cupboard with shelves and drawers. Wood effect Polyflor Colonia flooring. Door to the hall and opens to the:- Kitchen Area - Bi-folding doors out to the patio. Recessed ceiling lights. Upright radiator. Plenty of power points. Fitted with a range of stylish, contemporary soft closing kitchen units consisting of larder cupboard with drawers under, floor cupboards, wall cabinet and shelves. Generous amount of Corian quartz work surfaces with mosaic style tiled splash back and stainless steel bowl with glass drainer and swan neck mixer tap. Integrated fridge/freezer. Electric range style cooker with extractor hood over. To one side the work surface is extra wide with space under for appliances - washing machine, dishwasher and tumble dryer - and fitted with doors. The appliances are not integrated nor included. Central island with pendant light above, Corian quartz top, floor cupboards and deep pan drawers. Wood effect Polyflor Colonia flooring.

#### Office/Bedroom Four

Window with outlook over the patio and rear garden. Ceiling light. Coat hooks. Upright radiator. Power points. Built in work station. Tiled floor.

#### Cloakroom

Ceiling light. Extractor fan. Fitted with a vanity style wash hand basin with mixer tap and mosaic style splash back and low level WC. Tiled floor.

### First Floor

#### Landing

Stairs rise and return up to the landing. Ceiling light. Smoke detector. Doors to the bathroom and bedrooms.

#### Bedroom One - Dressing Room

Shallow step up from the landing into the dressing room. Window to the side aspect. Ceiling light. Access to the loft space. Upright radiator. Power points. Fitted with a range of fitted wardrobes - some with mirror fronted doors. Opens to the:-

#### Bedroom One

Large window overlooking the rear garden and adjoining countryside. Ceiling light. Radiator. Power (USB connections) and television points. Built in storage cupboard. Door to the:-

#### En-Suite Shower Room

Partly sloping ceiling with ceiling light and extractor fan. Fitted with a combination unit of low level WC with dual flush facility and concealed cistern and vanity wash hand basin with waterfall mixer tap and walk in shower cubicle with mains shower.

#### Bedroom Two

Enjoying a double outlook with window to the side looking down the lane and window to the front with countryside views in the distance. Ceiling light. Radiator. Power points.

#### Bedroom Three

Window to the side and front with some rural views. Ceiling light. Radiator. Power points. Fitted wardrobes and built in storage cupboard with shelves.

#### Bathroom

Shallow step up from the landing. Window to the rear with rural view. Ceiling light. Traditional style radiator. Built in storage cupboard. Part tiled walls. Fitted with a modern suite consisting of 'P' shaped bath with waterfall mixer tap and mains shower over, freestanding vanity unit with table tap basin and freestanding waterfall mixer tap and vintage style WC. Vinyl flooring.

### Outside

#### Parking and Garden

The property is approached from the lane onto a drive to the side of the cottage where there is a carport and space to park one to two cars. Pedestrian access is to the other side where there is a timber gate to the rear garden. The frontage is enclosed by a low hedge. The rear garden is a good size with a large semi circular patio with central steps that rise to the main garden. This is laid to lawn with paths to either side. At the top of the garden there is an old stone wall with further garden on the other side that backs onto the fields. The boiler and oil tank are to one side and there is also an outside water tap and shed and bicycle store. In addition, there is a summerhouse and large timber shed. The garden enjoys good privacy, fully enclosed has boasts a southerly aspect.

### Useful Information

Energy Efficiency Rating tba  
Council tax Band E  
uPVC Double Glazing with a Georgian style bar  
Oil Fired Central Heating  
Mains Drainage  
Freehold  
No Onward Chain

### Directions

#### From Sturminster Newton

Leave Sturminster heading towards Sherborne. Take a left turn onto Waterloo Road just after the turning for Sherborne and continue forward. Turn left into Cat Lane and follow this road into the village. The property will be found on the left opposite the turning to Barrow Hill. Postcode DT10 2JP



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.