



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.

1 Market House  
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Sturminster Newton  
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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	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Bridge  
Sturminster Newton

Asking Price  
£570,000

A rare chance to purchase a unique, double fronted attached Georgian residence, offering 1678 sq. ft/156 sq. m of living space with three double bedrooms and boasting an elevated position with some delightful partial rural views. The property is within easy reach of the town, nature reserve and some wonderful river and countryside walks. This striking home lies on the fringe of the market town of Sturminster Newton, which caters well for everyday essentials with a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. The property dates to 1805 and retains a wealth of character features indicative of the era, such as, original sash windows, exposed floor boards, fireplaces and externally, brick paved paths and the original storm porch. There is also gas fired central heating to satisfy modern day expectations. This special property has been the much cherished and enjoyed home to our sellers for the last sixteen years. During this time it has been extremely well cared for and provides a well laid out interior with options as to how one could use the rooms. Therefore, it is imperative that a viewing is arranged to really appreciate how this wonderful home will meet many potential buyers' needs.

The internal accommodation consists of roomy and welcoming entrance hall, dual aspect sitting room with fireplace, dining room with fireplace, study with built in cupboards and large combined kitchen and breakfast room fitted with a country style kitchen and gas Aga. There is also a cloakroom. On the first floor there is the family bathroom and three double bedrooms, two with fitted wardrobes and the guest bedroom with shower and basin. Outside, there is parking for two cars and an attractive cottage style garden.



## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Original style panelled timber front door opens into a roomy and welcoming entrance hall. Ceiling lights. Smoke detector. Coat hooks. Central heating thermostat. Patterned tiled floor. Natural wood panelled doors to the dining room and to the:-

#### Sitting Room

Boasting a double outlook with original sash windows overlooking the lane to the side and over the garden to the front. Ceiling light and uplighters. Coved. Picture rail. Two radiators. Power, telephone and television points. Open fire with timber surround, stone slip and hearth plus shelving to one side of the chimney breast. Wood block flooring.

#### Dining Room

Original sash window overlooking the garden to the front. Ceiling light. Picture rail. Traditional style radiator. Power points. Brick fireplace with flagstone hearth and wood burner. A range of built in cupboards and shelves to either side of the chimney breast. Exposed floorboards. Natural wood panelled door to the:-

#### Inner Hall

Wall light. Smoke detector. Door opening to the rear onto a small courtyard area, door to the cloakroom and to the:-

#### Study

A multi-functional space. Paned glass window to the rear aspect. Ceiling light. Radiator. Power points and internet connection. A range of built in cupboards with timber work top over. Tiled floor. An original panelled door to the:-

#### Kitchen/Breakfast Room

Window to the side aspect. Ceiling lights. Power points. Fitted with a range of country style kitchen units consisting of floor cupboards, separate drawer unit and eye level cabinets and plate rack with counter lighting under. Solid wood work surfaces with matching upstand and large Butler style sink with swan neck mixer tap and cupboard under. Integrated dishwasher and fridge/freezer. Space and plumbing for a washing machine. Gas fired 'Aga' with two plates, choice of oven plus floor cupboards and work surfaces to either side and pelmet lighting above. Ceramic tiled floor. Opens to the:-

Breakfast Room - Timber stable door with inset glass pane opening to the garden and skylight to the side elevation. Exposed ceiling timbers. Uplighters. Radiator. Power and telephone points. Built in larder cupboard fitted with shelves and light. Ceramic tiled floor.

#### Cloakroom

Window to the rear. Ceiling light. High level storage shelves. Fitted with a corner low level WC with dual flush facility and wall mounted wash hand basin with mono tap and splash back. Ceramic tiled floor.

### First Floor

#### Landing

Stairs rise and curve up to a galleried landing with original sash windows to the rear and to the front where there is space for a study area or reading space. Ceiling lights. Part wood panelled walls. Display/book shelves. Radiator with cover. Power points. Natural wood panelled doors to bedrooms one and two and opens to the inner landing with step down and doors to the bathroom and bedroom three.

#### Bedroom One

Enjoying a double aspect with original sash windows to the lane side and to the front. Ceiling light. Coved. Radiator with cover. Power points. Part wood panelled walls. Fitted with a range of wardrobes with hanging rails and shelves.

#### Bedroom Two

Original sash window to the front with partial field views. Ceiling light. Traditional style radiator. Power points. Part wood panelled walls.

#### Bedroom Three/Guest Bedroom

Sash window to the rear and to the front with partial countryside view in the distance. Access to the insulated and part boarded loft space with drop down ladder. Recessed ceiling lights. Radiator. Power points. Fitted with a pedestal wash hand basin with splash back and walk in shower cubicle with main shower. Heated towel rail. Cupboard housing the gas fired central heating boiler. Wood flooring.

#### Bathroom

Sash window to the rear with wooden shutters. Ceiling light. Part wood panelled walls. Combined traditional style radiator/heated towel rail. Power point. Fitted with a suite consisting of freestanding roll top bath with claw feet, pedestal wash hand basin with swan neck mixer tap and low level WC. Obscure glazed window to the landing providing borrowed light. Airing cupboard housing hot water cylinder and fitted with slatted shelves. Wood flooring.

### Outside

#### Parking and Garden

The property is approached from the lane up a few steps to a wrought iron gate which opens onto a brick paved path running along the front of the house to the door with the original canopy above. The remainder of the garden is laid to lawn with borders stocked with an array of cottage style flowers and shrubs. In addition there is a brick paved sun terrace. The garden is fully enclosed by brick walling with tile cap and wrought iron railings to the lane side. On the opposite side of the lane there is parking for two to three cars and space for a shed.

### Useful Information

Energy Efficiency Rating tba  
Council Tax Band D  
Original Sash Windows/Single Glazed  
Gas Fired Central Heating  
Mains Drainage  
Freehold

### Directions

#### From Sturminster Newton Town

Leave Sturminster via Bridge Street. Go over the bridge and turn left to Shillingstone. Turn right at the Bull Inn for Broad Oak. The property is a short distance on the right hand side. Parking is opposite the the house, as show in the photographs. Postcode DT10 2BS

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.