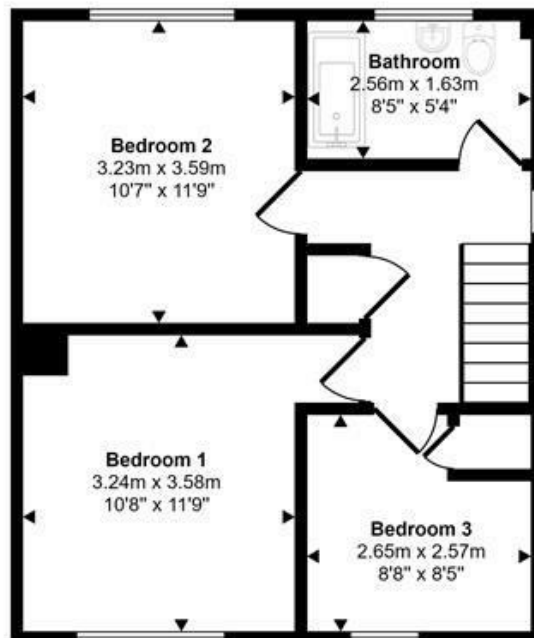




Ground Floor
Approx 48 sq m / 519 sq ft

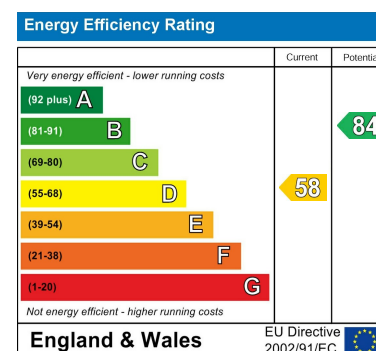


First Floor
Approx 44 sq m / 470 sq ft

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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Woodhayes
Henstridge

Asking Price
£265,000

A wonderful opportunity to purchase a bright and well proportioned modern home with three good sized bedrooms, enjoying some countryside views and lying in a quiet cul de sac within easy reach of the the village's amenities. The property is situated in the popular Somerset village of Henstridge, which boasts a shop with post office, two public house that serve food and primary school as well as a 12th century grade II listed church and village hall with recreational grounds. There is a mainline train station, just two miles away at Templecombe. We believe that the property was built in the 1980s and has been a much loved and enjoyed home to our sellers for the last four years. During their time of ownership, they have invested a great deal of time and effort in updating and improving the property to provide a contemporary home. The property has been re-plastered and re-decorated, new carpets have been laid plus a stylish new bathroom suite has been fitted. In addition, the shower room has benefitted from new WC and wash hand basin, digital and individually controlled Rointe electric radiators have been installed and a modern wood burning stove fitted. Outside, there has been some landscaping, including raised beds and a paved patio. The property offers an easy to use layout that will suite many potential buyers - a fabulous first time home or first family home - as well as meeting many other requirements. A viewing is absolutely essential to truly appreciate this home and its location.

The accommodation is arranged over two floors - on the ground floor there is a bright and welcoming entrance hall with storage cupboards, sitting room with wood burner, good sized combined kitchen and dining room and a downstairs shower room. On the first floor there is the bathroom and three well proportioned bedrooms. Outside, there is parking for two cars on the drive plus front and rear gardens. DRAFT DETAILS



ACCOMMODATION

Ground Floor

Entrance Hall

uPVC glazed front door opens into a bright and welcoming entrance hall. Recessed ceiling lights. Smoke detector. Electric radiator. Power points. Storage cupboard housing the electrical consumer unit and fitted with shelf and coat hooks. Further storage cupboard fitted with shelves. Wood effect laminate flooring. Stairs rising to the first floor with cupboard under. Part glazed door to the kitchen and white panelled doors to the shower room and to the:-

Sitting Room

Window overlooking the front garden with partial field view. Ceiling light. Electric radiator. Power and television points. Contemporary wood burner on a Corian hearth.

Kitchen/Dining Room

Double doors with integrated blinds opening out to the verandah. Recessed ceiling lights. Power points. Fitted with a range of modern kitchen units consisting of floor cupboards, separate drawer units with cutlery and deep pan drawers and eye level cupboards. Good amount of wood effect work surfaces, tiled splash back and done and half bowl stainless steel sink and drainer with swan neck mixer tap. Space and plumbing for a washing machine and dishwasher. Space for a fridge/freezer and electric slot in cooker. Wood effect laminate flooring.

Shower Room

Obscured glazed window to the rear elevation. Ceiling light. Extractor fan. Fitted with a suite consisting of low level WC, vanity wash hand basin and large shower cubicle with electric shower. Tile effect vinyl flooring.

First Floor

Landing

Stairs rise to the galleried landing with window to the side enjoying a partial rural outlook. Recessed ceiling lights. Smoke detector. Airing cupboard housing the hot water cylinder and fitted with slatted shelves. White panelled doors to all rooms.

Bedroom One

Window with outlook to the front and partial rural views. Ceiling light. Electric radiator. Power points.

Bedroom Two

Window with outlook over the rear garden. Ceiling light. Electric radiator. Power points.

Bedroom Three

Window to the front with partial countryside views. Ceiling light, Electric radiator. Power points. Over stairs cupboard with hanging rail.

Bathroom

Obscured glazed window to the rear elevation. Ceiling light. Extractor fan. Electric radiator. Fitted with a stylish modern suite consisting of combination vanity wash hand basin with mono tap and tiled splash back and low level WC with dual flush facility and concealed cistern plus bath with mixer tap, electric shower over and full height tiling to the surrounding walls. Wood effect laminate flooring.

Outside

Parking and Gardens

The property is approached from the road onto a drive with space to park two cars. The frontage is laid to lawn with flower beds and partially enclosed by a low wall. The rear garden has been attractively landscaped with a large paved seating area, lawn and raised beds. There is also a purpose built store with power and a decked verandah. The garden is fully enclosed and nicely proportioned.

Useful Information

Energy Efficiency Rating D

Council Tax Band B

uPVC Double Glazing

Electric Radiators - Rointe - digital individually controlled

Mains Drainage

Freehold

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights go over the bridge and turn right onto the A357. Continue on this road for about 5 miles and turn left for Stalbridge. Go through the town. The next village is Henstridge. Go through the first calming system and turn left. Follow the road round and turn left into Woodhayes. The property will be found a short distance on the right hand side. Postcode BA8 0RX.



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.