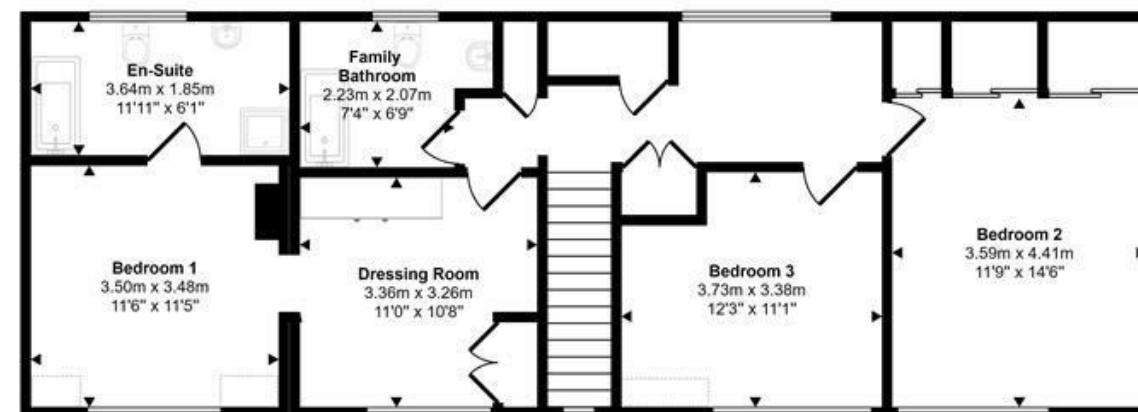


Ground Floor
Approx 142 sq m / 1526 sq ft



First Floor
Approx 86 sq m / 931 sq ft

Denotes 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.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	72	
(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	



New Road Broad Oak

£785,000

Presented to the market is this fabulous detached chalet style home offering around 2500 square feet (228 sq. m) of flexible accommodation with three/four double bedrooms and lying in grounds extending to around three quarters of an acre. The property enjoys a lane side position, in a rural but not isolated location and boasts some beautiful views over the surrounding countryside. The property is situated in the small elevated hamlet of Broad Oak which has access to some beautiful countryside walks and is just a mile from the town centre of Sturminster Newton. The town caters well for everyday needs 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 has been the very much cherished and enjoyed home to our sellers for the last few years, during this time they have lovingly improved the interior, which has transformed it into a bright and welcoming home that satisfies contemporary taste. All the flooring has been replaced by carpets or ceramic wood effect tile in a herringbone pattern, redecorated throughout and a new hot water cylinder fitted as well as some external landscaping. The property also benefits from gas fired central heating (the boiler is about eight years old) and has uPVC double glazing throughout. This wonderful home has to be viewed to fully appreciate how it will satisfy many potential buyers' needs as well as the great location.

In brief, the ground floor accommodation consists of bright and welcoming reception hall, double aspect spacious sitting room with feature fireplace, family room with wood burner and opening to the garden room and kitchen/breakfast room. There is also a shower room and bedroom/study. On the first floor there is the family bathroom and three double bedrooms, principal with dressing room and en-suite bathroom. Outside there is a generously sized single garage, front garden and large rear garden with outbuildings.

Energy Efficiency Rating C - Council Tax Band D - Freehold - Mains Drainage - DRAFT DETAILS



ACCOMMODATION

Ground Floor

Reception Hall

Front door with full height obscured glazed windows to either side opens into a bright, spacious and welcoming reception hall. Ceiling lights. Smoke detector. Coved. Part wood panelled walls. Radiator. Power and telephone points. Walk in storage cupboard fitted with light shelves and hanging rail. Ceramic flooring. Stairs rising to the first floor with recess under, white panelled doors to the utility and shower room and glazed door to the bedroom/study, family room and to the:-

Sitting Room

Boasting a double aspect with two windows to the side and window to the front - all enjoying a degree of rural views. Coved. Wall lights. Two radiators. Power and television points. Feature fireplace with stone surround and coal effect gas fire.

Family Room

Ceiling and wall lights. Coved. Radiator. Power points. Fireplace with wood burner. Ceramic tiled floor. Glazed door to bedroom four/study and opening to the kitchen/breakfast room and to the:-

Garden Room

Vaulted roof with skylights to either side, windows to the sides and overlooking the rear garden plus double doors to the side opening out to the paved seating area. Two radiators. Power and television points. Ceramic tiled floor.

Kitchen/Breakfast Room

Boasting a triple aspect with two windows to the side, window and part glazed door to the rear and window overlooking the front garden and partial countryside view beyond. Recessed ceiling lights. Smoke detector. Upright radiator and kick heater. Power and television points. Fitted with a range of modern soft closing kitchen units consisting of floor cupboards, some with drawers, two sets of drawers with cutlery and deep pan drawers plus eye level cupboards with counter lighting under. Generous amount of work surfaces with tiled splash back. One and half bowl stainless steel sink and drainer with swan neck aerator mixer tap. Housing for tall fridge and separate freezer. Built in eye level double electric oven with storage cupboards above and below. Integrated dishwasher. Five ring ceramic hob with extractor hood over. Ceramic tiled floor.

Bedroom Four/Study

Window with outlook over the front garden to the countryside in the distance. Ceiling light. Radiator. Power points.

Shower Room

Obscured glazed window with tiled sill to the rear elevation. Ceiling light. Radiator. Tiled walls. Fitted with a low level WC with dual flush facility, corner tiled shower cubicle and vanity style wash hand basin with mirror over, pelmet lighting and shaver socket plus eye level cupboard and open shelves. Ceramic tiled floor.

Utility

Part glazed door to the rear paved seating area and window with tiled sill overlooking the rear garden. Ceiling lights. Radiator. Power points. Fitted with floor cupboards with drawers and eye level cupboards. Work surfaces with tiled splash back and stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine and space for a tumble dryer. Sliding doors to full height storage fitted with shelves and housing the gas fired central heating boiler and programmer. Ceramic tiled floor.

First Floor

Landing

Stairs rise up to a good sized, bright landing with skylight to the front elevation and window overlooking the rear garden and countryside. Ceiling lights. Smoke detector. Part wood panelled walls. Radiator. Power points. Airing cupboard housing the hot water cylinder. Deep storage cupboard fitted with shelves. Walk in linen cupboard with obscured glazed window to the rear, ceiling light, radiator and fitted with slatted shelves. White panelled doors to all rooms.

Bedroom One - Dressing Room

Window to the front with partial countryside view. Ceiling light. Radiator. Power points. Built in wardrobes with hanging rails and shelves. Opens to:-

Bedroom One

Window to the front with countryside views. Recessed ceiling lights. Radiator. Power and television points. Access to the eaves. White panelled door to the:-

En-Suite Bathroom

Obscured glazed window to the rear elevation. Recessed ceiling lights. Extractor fan. Wall mounted electric fan heater, radiator and chrome heated towel rail. Fitted with a suite consisting of bath with mixer tap and shower attachment, low level WC with dual flush facility and vanity style wash hand basin with mirror and lighting over plus corner tiled shower cubicle. Tiled walls. Ceramic tiled floor.

Bedroom Two

Enjoying a double aspect with window to the front and side - both with a rural view. Ceiling light. Radiator. Power and television points. Built in wardrobes with sliding mirror fronted doors, hanging rail and shelves.

Bedroom Three

Window to the front with countryside view. Ceiling light. Radiator. Power points. Access to eaves storage.

Family Bathroom

Obscured glazed window to the rear elevation. Ceiling light. Radiator. Tiled walls. Fitted with bath with mixer tap and shower attachment, folding screen and mirror over, low level WC with dual flush facility and vanity style wash hand basin with mixer tap. Ceramic tiled floor.

Outside

Drive and Garage

The property is approached from the lane onto a tarmac drive with plenty of parking and space for caravan, boat etc and leads up the large garage with roll up door. The garage benefits from light and power plus loft storage. A five bar gate opens to the rear garden, steps and picket gates open to the front garden and further gate opens to the rear paved seating area.

Gardens

The front garden is laid to lawn with borders planted with a variety of shrubs and flower and enclosed by picket fencing. Immediately to the rear of the property there is a generously sized paved seating area with steps rising to the main body of the garden. This is laid to lawn. There is a large timber shed and summerhouse with electricity and a with verandah, and attached shed.

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights proceed over the bridge and turn left heading towards Blandford. At the Bull Inn take a right turn signposted Broad Oak. Continue along this road for just under a mile go past the phone box. Take a turning left into New Road where the property will be found on the left hand side. Postcode DT10 2HF

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.