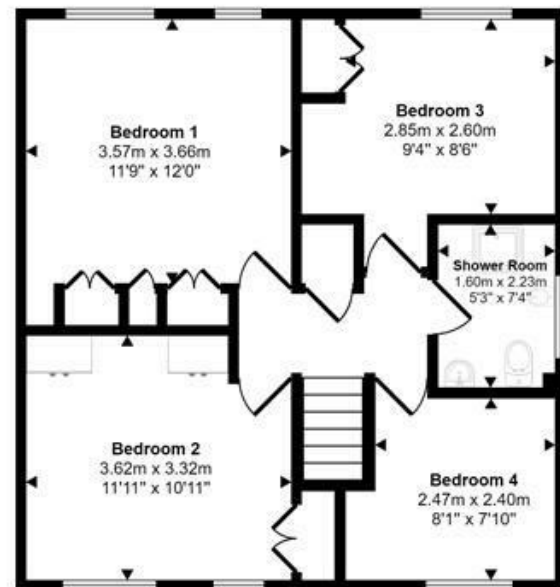


Ground Floor
Approx 79 sq m / 854 sq ft



First Floor
Approx 54 sq m / 584 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		
(55-68)	D	59	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



Park Road
Henstridge

Offers In The Region Of
£400,000

An attractive detached family home offering well proportioned living space with four generously sized bedrooms, offered for sale with no onward chain and situated towards the end of a quiet cul de sac in a popular residential area. The property is ideally placed, with partial views of the church tower and within a short walk to the church as well as the primary school and village shop, which has a post office. There is a choice of two public houses that serve food plus easy access to main communication links as well as a mainline train station at Templecombe - just two miles away.

The property is thought to have been built in the 1980s - as such, boasts large windows, typical of the era, which allow plenty of natural light to the interior rooms and provides a traditional style layout. As you step inside, there is a large porch - ideal for muddy boots and wet coats - essential for a country village lifestyle plus a large sitting dining room with outlook over the rear garden and offering great space for entertaining guests or simply relaxing with your loved ones. There is a good sized kitchen with the option to update to one's own choice and perhaps re-configure to incorporate the utility area and the family shower room is fitted with a modern suite. In addition, there is plenty of parking for family and guests and a particular highlight is the delightful rear garden that has a rustic landscaping design and backs onto a tranquil stream with woodland on the opposite bank. Imagine enjoying your morning coffee in this serene setting, listening to the soothing sounds of nature.

Viewing is a must, not just to appreciate the property but also its environment and the village itself.

DRAFT DETAILS



**The Property
Accommodation**

Inside

Ground Floor
To the front of the house there is a large porch with doors to the garage and opening to the main reception hall. The hall benefits from wood effect laminate flooring with stairs rising to the first floor and doors leading off to the cloakroom, kitchen and to the combined sitting and dining room. The spacious sitting/dining room enjoys a lovely view over the rear garden with a window and full height windows allowing plenty of natural light to flood the room and a door opening to the rear decked seating area. The floor is laid to wood effect laminate and there is also a serving hatch to the utility area. The kitchen overlooks the frontage with a partial view of the church tower and is fitted with a range of floor cupboards with drawers, tall cupboard with shelves plus eye level cupboards. There is a good amount of work surfaces with tiled splash back and stainless steel sink with a double drainer plus a gas hob (bottled) as well as an eye level built in double oven. Also on the ground floor, there is a cloakroom.

First Floor

From the landing there is access to the loft space with drop down ladder as well as the airing cupboard, which houses the hot water

cylinder. There is the family shower room, which is fitted with a suite consisting of pedestal wash hand basin, low level WC with dual flush facility, bidet and large walk in shower cubicle with an electric shower and laminate panelled walls. There is also a shaver socket and the floor is laid to vinyl tiling. There are four good sized bedrooms, three with built in wardrobes and bedrooms two and four have a partial view of the church tower, whilst bedrooms one and three overlook the rear garden to woodland.

Outside

Garage and Parking
The property is approached from the road onto a block paved drive with space to park three cars comfortably and leads up to the double garage. This has two roll up doors, fitted with light and power plus work bench and has a door to the porch and to the rear garden.

Gardens

The front garden has been planted with an array of flowers and shrubs. A gate to the side of the house opens to a path that leads to the rear garden. This has been attractively landscaped in a rustic style with a decked seating area with canopies above and the remaining garden being laid to stone chippings, edged by raised beds retained by stone walls and planted with a variety of shrubs and flowers. Gentle steps rise up to the terraced part of the garden, where there is a further area

laid to stone chippings and leading to the edge of the garden where there is a stream running by and woodland on the opposite bank.

Useful Information

- Energy Efficiency Rating D
- Council Tax Band D
- uPVC Double Glazing
- Individually controlled electric heaters
- Mains Drainage
- Freehold
- Wholly Owned Solar Panels
- No Onward Chain

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. Continue onto the High Street and follow the road going passed the "Bird in Hand" and take the next turning left into Park Road. The property will be found on the right hand side just after the turning for Brookland Way. Postcode BA8 0QP

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.