




MORTON NEW
COUNTRY PROPERTIES

Puxey, Sturminster Newton

Offers In Excess Of £800,000

A rare chance to purchase a substantial detached period residence offering around 2893 sq. ft (269 sq. m) of versatile space, situated in 0.6 acres of secluded grounds, boasting five double bedrooms, four reception rooms and located in the small hamlet of Puxey, which lies on the fringe of the market town of Sturminster Newton.

This beautiful property, thought to have been built in 1800s, boasts a wealth of character and space, perfect for an existing or growing family with ample space for all to enjoy their own special sanctuary. The property also lends itself ideally for multi-generational living with a ground floor bedroom, large adaptable bathroom and reception room that is currently used as the boot room.

A fabulous addition to the property is the sunroom with its pitched ceiling and exposed timbers providing a great place to relax and unwind, while enjoying the natural light and view over the private garden. Merging old world charm and modern day expectations, the property keeps hold of its heritage with the original Victorian fireplaces, exposed wood flooring and ceiling beams as well as cottage style uPVC double glazed windows - some with seats. Outside, the choice of parking areas makes the best possible use of space with a gated area - great for caravans, boats and so forth and is close to barn, which has an electric supply, whilst closer to the house there is a large gravelled area with ample space for cars.

Situated on 0.6 acres of land, this residence offers a sense of tranquillity and privacy, with mature gardens and has an idyllic location, backing onto fields, providing a peaceful retreat for both children and pets to roam and play freely. The convenient location of the house makes it easily accessible to the town, offering the perfect balance between rural living and urban amenities.

This is an opportunity not to be missed and it is strongly urged that a viewing is arranged quickly so as not to miss out on being the next owner.





The Property

Accommodation

Inside

The porch is located to the front of the property and provides plenty of space for boots, shoes etc, however, there is a large boot room to the rear of the property that is accessed from the parking area. The sitting room enjoys a splendid view over the garden and benefits from a fireplace with wood burner. There is a spacious study with outlook over the garden, built in recessed cabinet and wall shelves plus fitted work station with shelves above and storage cupboard under. The sun room has a pitched ceiling with exposed framework giving a sense of space and double doors to the side open to the garden. There is a set of internal double doors that open to another part of the room - all providing a multi-function space - great for entertaining, relaxing or children's play room. The kitchen lies to the rear of the property and is fitted with a range of country style units, including a walk in pantry, solid wood work surfaces with a double Butler sink. There is an Aga with two plates and choice of oven, integrated dishwasher and water softener. The kitchen opens into a good sized dining area, which in turn opens to the boot room, which has access to a double bedroom and large bathroom. This is fitted with a stylish traditional suite consisting of shower with choice of shower head, double ended bath with claw feet and wall mounted central spout, WC and table top wash hand basin. Also on the ground floor there is a utility room and cloakroom. On the first floor there is a further bathroom plus four double bedrooms, two with the original Victorian fireplaces and view over the front a garden and two with views to the rear over the adjoining countryside.





Outside

The property is approached from the lane onto a drive that leads to this property and one other. Just before the drive bends there is a timber five bar gate that opens to a parking area with space for at least four cars or caravan/boat storage or motor home. There is also a large timber barn (8.45 m x 5.33 m / 27'9" x 17'6") with light and power plus room above. A personal door to the side opens to a stepping stone path leading to the front garden. This is mostly laid to lawn with shrub and flower beds, mature trees, including an apple tree. There is a pond with paved seating area, which takes in a lovely view of the house. The drive continues to the side of the house where there is ample parking and a further garden. An opening in the beech hedge leads to the main entrance. The garden is totally private and boasts plenty of sun. The whole plot extends to just under 0.6 of an acre.

Useful Information

Energy Efficiency Rating E
Council Tax Band F
Mixed Cottage Style Double Glazing
Oil Fired Central Heating
Own Septic Tank
Freehold
EV Charging Point

The Location

Puxey, Sturminster Newton

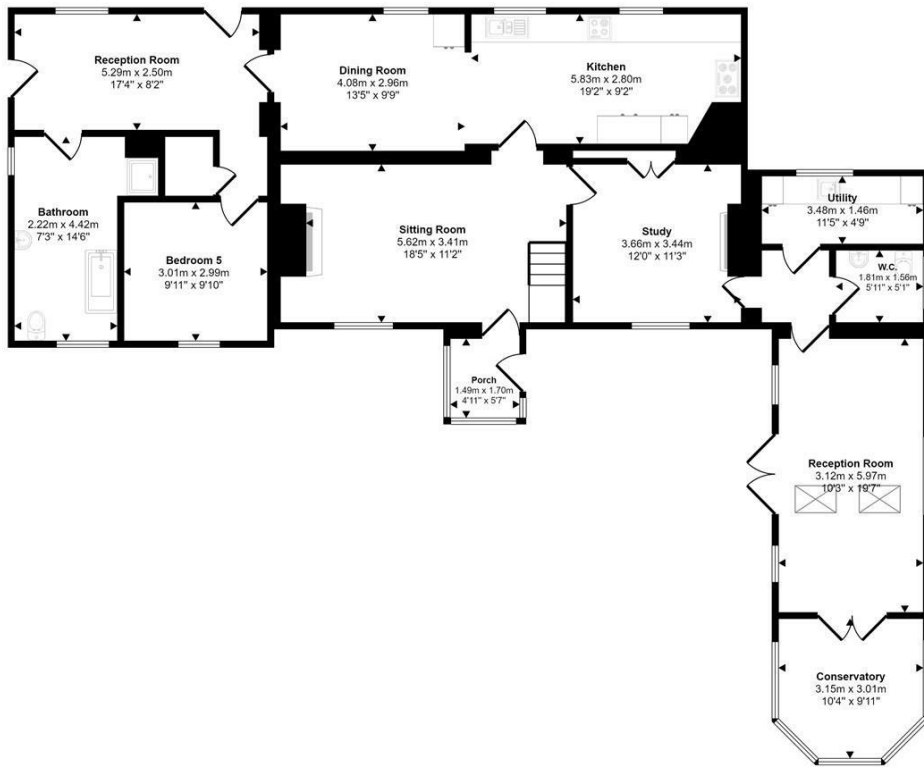
The property enjoys a tucked away location in the small hamlet of Puxey, which consists of a no through lane giving a high degree of privacy without being remote or isolated. The market town of Sturminster Newton is easily accessible and is just under two miles away. Steeped in history and tradition, the town still has a Monday Market and offers a combination of country and town living with easy access to some fabulous walking tracks, including the Trailway and nearby is the famous water mill. There is a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. Further facilities which are all about 10 miles away, may be found at Blandford, Shaftesbury, Sherborne and Gillingham both of, which have mainline train stations, serving London Waterloo and Exeter St. David's.

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights proceed over the bridge and turn right onto the A357 heading towards Sherborne. Go past the industrial estate towards the right hand side and proceed a short distance up the hill. Take a left hand turn onto Puxey Lane - there is a sign for Puxey Farm. Continue on this lane for a while. The drive is located on the right hand side - there is a large barn near the entrance. Continue along the drive to the very end. Postcode DT10 2HR

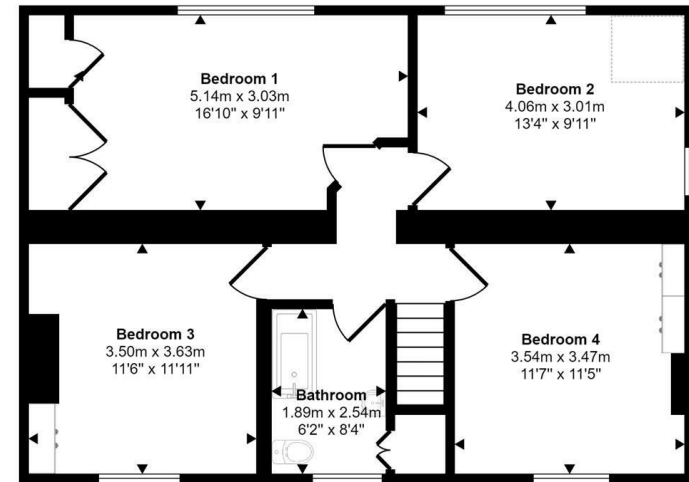




Ground Floor
Approx 152 sq m / 1635 sq ft

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.



First Floor
Approx 72 sq m / 773 sq ft

Denotes head height below 1.5m

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