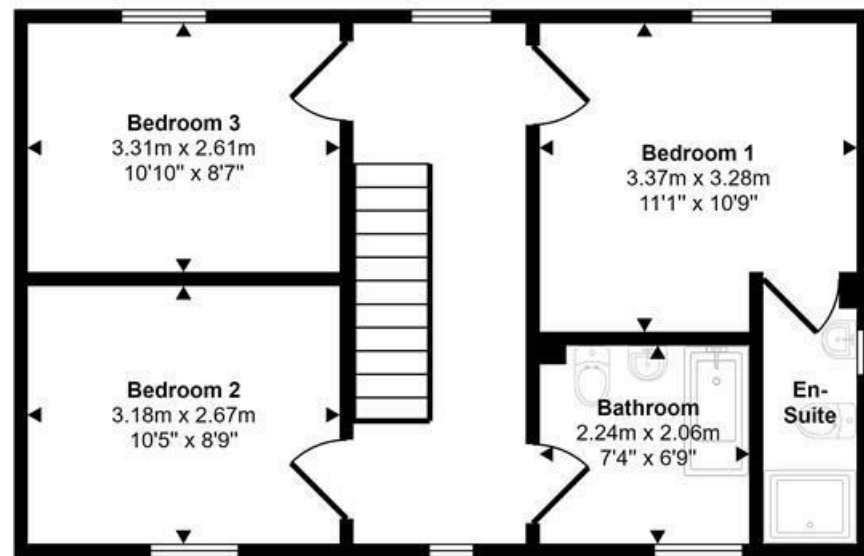


Ground Floor
Approx 47 sq m / 510 sq ft



First Floor
Approx 48 sq m / 512 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			100
(92 plus)	A		
(81-91)	B	85	
(69-80)	C		
(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	



Stony Lane Bishops Caudle

Asking Price
£450,000

A fabulous chance to purchase a nearly new three double bedroom detached house, which offers a perfect blend of modern comfort and countryside living and is situated in a quiet development on the edge of the desirable village of Bishops Caudle. The village lies six miles in between Sherborne and Sturminster Newton and boasts a village shop, garage, primary school, public house plus an ancient church dating back to the 14th Century. Built in 2021, with a 'Q' policy build guarantee, this property boasts a contemporary cottage style appearance with sustainable wood-framed paned glass double glazing, state of the art ventilation system for fresh air and condensation reduction and an air source heat pump, ensuring both style and eco-friendliness.

The inside of this lovely home provides well-proportioned rooms, benefitting from plenty of natural light and from the first floor offers some delightful views over the surrounding Blackmore Vale countryside. The property enjoys contemporary accommodation with a spacious combined kitchen and dining room - ideal for entertaining friends or family gatherings and is fitted with plenty of stylish soft closing units and built in appliances. There is also a double aspect sitting room with double doors leading out to the rear garden. The ground floor also benefits from stylish wood effect Karndean flooring. On the first floor, both the main bathroom and en-suite shower room have been fitted with high quality 'on trend' suites. Outside, the good-sized sunny garden provides a perfect place for relaxing or hosting summer gatherings. At the end of the development there is access over the fields to the village's amenities as well as some excellent walking opportunities - ideal for nature enthusiasts, dog owners and those who enjoy outdoor activities. In addition, there is a double garage and ample parking for family and visitors.

Viewing is a necessity to truly appreciate all this home has to offer.



The Property

Accommodation

Inside

Ground Floor

A composite front door with inset glass pane and peep hole opens into a welcoming entrance hall with stylish wood effect Karndean flooring, stairs rising to the first floor and oak doors opening to the cloakroom, kitchen/dining room and to the sitting room. This enjoys a double aspect with window to the front and double doors opening out to the rear garden. There is room for a dining table and chairs, if preferred and the floor is laid to wood effect Karndean. The combined kitchen and dining room benefits from plenty of light with double aspect windows and double doors opening to the rear garden. The kitchen is fitted with a range of contemporary soft closing handleless kitchen units consisting of floor cupboards, separate drawer unit with cutlery and deep pan drawers plus eye level cupboards with counter lighting under. There is a generous amount of wood effect laminate work surfaces with matching upstand and one and a half bowl stainless steel sink with mixer tap. The built in appliances comprise:- electric oven and induction hob with brushed metal splash back and extractor hood, dishwasher and fridge/freezer. The flooring is laid to wood effect Karndean. In addition, also on the ground floor there is a utility room with plumbing for a washing machine and cloakroom.

First Floor

Stairs rise to a light and roomy galleried landing with windows to the front and rear - both enjoying a degree of rural views. There is access to the loft space, which houses the circulation and heating system and oak doors to all rooms. All three bedrooms are double sized and boast a partial countryside view with the principal bedroom benefitting from an en-suite shower room. The main bathroom is fitted with a quality suite consisting of low level WC, wall hung vanity unit with mono tap and bath with wall mounted taps and mains shower over. Please note that all the upstairs windows have child locks and the bedrooms have frameless opening feature, where the central pillar opens with the window to give a frameless central section.

Outside

Gardens

The property is approached from the pavement to a metal gate that opens onto a path leading to the front door. The frontage is planted with lavender and other shrubs and is enclosed by metal railings. The good sized rear garden is partly laid to paving stones patio and lawn with a paved path leading to the garage's personal door. To the side of the house there is a space

for storage of bins etc. The garden is fully enclosed, enjoying a sunny aspect with good privacy and benefits from an outside tap. A gate opens to the side with further gate at the bottom of the garden opening to the drive.

Parking and Double Garage (5.87 m x 6.20 m/19'3" x 20'4")

There is turning to the right, just before the house which leads to the garages and parking. There is sufficient space to park three cars on the drive that leads to the double garage. This has two up and over doors, fitted with light and power plus generous storage in the rafters.

Important Information

Energy Efficiency Rating B

Council Tax Band E

Sustainable Wood Framed Cottage Style Double Glazing

Air Sourced Heat Pump

Mains Drainage

Freehold

'Q' Policy Guarantee

Development charge is estimated to be about £260 per annum.

Directions

From Sturminster Newton

Leave Sturminster heading towards Sherborne on the A357. Continue left onto the A3030 to King Stag/Dorchester. Continue until Bishops Caundle and turn right into Stony Lane, which is signposted to Stourton Caundle and The Trooper Inn. The development is a short distance on the left hand side. The property will be found on the right hand side opposite the green open space. Postcode DT9 5GD



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.