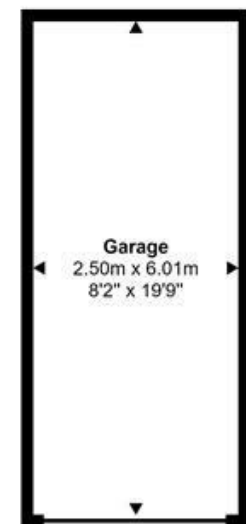


Floorplan
Approx 72 sq m / 776 sq ft



Garage
Approx 15 sq m / 162 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.

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		86	69
EU Directive			



Stileham Bank Milborne St. Andrew

Guide Price
£325,000

A fabulous opportunity to purchase a well proportioned, modern detached bungalow with two double bedrooms, two reception rooms and enjoying an elevated position towards the end of the cul de sac in the delightful village of Milborne St Andrew. The property is ideally placed between the major towns of Blandford and Dorchester - both about 9 miles away. The village itself benefits from a church, public house and shop as well as a primary school. There is also the village hall, which hosts many events.

This lovely bungalow has been a much loved and enjoyed home to our seller for the last eighteen years. During this time it has been extremely well maintained and improved. In the early years, gas fired central heating was installed, the shower room and kitchen were updated and a useful and essential separate cloakroom was created. More recently, the window glasses have been replaced. In addition, there is an air circulation system for fresh air. The property is well presented yet presents a canvas for you to add your personal touch and make it truly your own.

There are two double sized bedrooms, perfect for a small family or those looking for a guest room or home office. The spacious L shaped sitting/dining room enjoys a double outlook and is flooded with natural light, and for the chilly winter evenings the fire creates a warm and inviting atmosphere for relaxing or entertaining with family and friends. The combined utility/conservatory, provides a versatile space that can be tailored to suit your own needs. Outside, the drive has space for two small cars plus the garage, which has light and power and the large garden is ideal for green-fingered enthusiasts or those seeking a peaceful outdoor space to unwind. The garden gently slopes up to the top where there is a shed with power and water offering potential to create a work from home space.

Viewing is essential to fully appreciate all this home has to offer.



The Property

Accommodation

Inside

A short flight of steps rises to the front door which opens into a welcoming L shaped entrance hall. The hall has access to the loft space, which has a drop down ladder, fitted with light and part boarded. There is also the linen cupboard, which houses the gas fired central heating boiler plus natural wood panelled doors to the shower room, bedrooms and kitchen. A paned glass door opens into the combined sitting/dining room. This has a double aspect with windows to the rear and to the front and enjoys plenty of natural light. There is a feature fireplace with polished stone surround and coal effect gas fire. The well planned kitchen is fitted with floor and eye level cupboards plus a separate drawer unit and has a good amount of work surfaces with tiled splash back and one and half bowl stainless steel sink and drainer with mixer tap. There is space and plumbing for a slimline dishwasher, under counter fridge plus a built in double oven and gas hob with an extractor hood above. The floor is laid to tile effect vinyl flooring. A part glazed door from the kitchen opens to the conservatory, which is fitted with work surfaces and storage units as well as having space and plumbing for a washing machine. Double doors lead out to the rear garden.

In addition, there are two double bedrooms.

Bedroom one lies to the front of the bungalow with views over roof tops to countryside in the distance and benefits from fitted wardrobes. Bedroom two is to the rear of the property. There is a shower room that is fitted with a modern suite consisting of pedestal wash hand basin with mono tap, useful tiled shelf and mirror fronted bathroom cabinet above, low level WC with dual flush facility and large walk in shower cubicle with laminate panelled walls and mains shower with choice of rainfall or monsoon shower head. There is also a built in storage cupboard fitted with shelves.

Outside

Parking and Garage

The property is approached from the cul de sac onto a wide drive with space to comfortably park one car and leads up to the garage. This has an up and over door and fitted with light and power.

Gardens

In whole plot size extends to about a fifth of an acre. The front garden is laid to lawn with shrub and flower beds. Steps from the drive lead to a timber gate to the side of the bungalow, which opens to the rear. Here there is a seating area with outside tap, ornamental pond, timber shed and greenhouse. Steps rise to a further seating area. Another set of steps rise to the main body of the garden that is mostly laid to lawn and gentle slopes up to the boundary. At the top of the garden there is a level area with a good

sized timber shed that has light and power. There is also a water tap at the top of the garden which is connected by a hosepipe to the tap by the bungalow. There is potential to have a work from home office. The garden backs onto fields and from the top of the garden there are views over roof tops to countryside.

Useful Information

Energy Efficiency Rating C
Council Tax Band C
uPVC Double Glazing
Gas Fired Central Heating from a Combination Boiler
Mains Drainage
Freehold

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights proceed over the bridge and turn left heading towards Blandford. Turn right to Okeford Fitzpaine. Proceed through the village and take a left turn at the top of the hill. Pass through the villages of Turnworth and Winterborne Stickland and Clenson. At Winterborne Whitechurch turn right and continue to Milborne St Andrew - Go passed the post office on the right hand side and turn right into Milton Road. Then right into Stileham Bank bearing right. The property will be found on the left hand side. Postcode DT11 0LE

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 firms employment has the authority to make or give any representation or warranty in respect of the property.