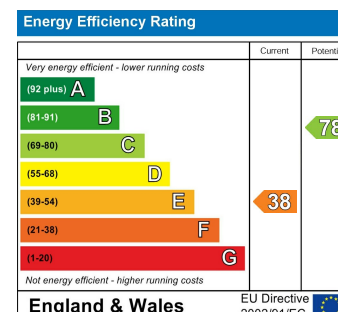


Total area: approx. 128.5 sq. metres (1383.1 sq. feet)



## Ash Walk Henstridge

Guide Price  
£350,000

A fabulous chance to purchase a well proportioned and bright family home with four generously sized bedrooms and presented to the market with the advantage of no onward chain. The property enjoys a slightly elevated position taking in some delightful partial countryside views in the distance. Ideally located within the village - just a short stroll to the primary school, public house, church and village shop as well as the village hall and recreational grounds that hold many events. The property also benefits from being close to some excellent communication links with the A30 close by and a mainline train station is a few miles away at Templecombe and serves London, Waterloo and St. David's, Exeter.

The property has recently been upgraded and reconfigured to provide a perfect blend of comfort and style with flexibility and ample room to suit many potential buyers needs. There is a fabulous kitchen that has space for a settee making it a great family space or open plan dining to entertain friends, with the dining room being a perfect swap as a play room. The choice is yours to make! The kitchen area has been fitted with high end soft closing units, quartz work surfaces and top of the range appliances - a chef's delight. The bathroom suite has been replaced with a new contemporary suite and benefits from underfloor heating. All the carpets have been renewed and stylish Travertine flooring has been laid to many of the rooms. In addition, an office has been created that provides multi-functional use - catering to your various lifestyle needs - from gym to hobbies room.

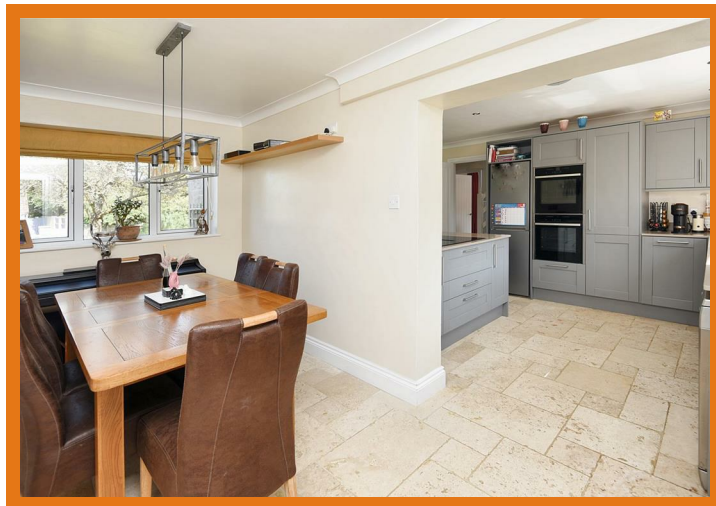
There is gated parking for two cars and a good-sized sunny garden for children and pets to play safely.

This lovely home provides comfortable living space that is ready to move into and offers both functionality and style. Don't miss the opportunity to make this house your new home.

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**ACCOMMODATION**

**Ground Floor**

**Inside**

uPVC front door with full height window to the side opens into a useful porch with plenty of space for shoes, boots and coats and opens into the main hall. From the hall stairs rise to the first floor with open storage cupboard under the stairs, doors to the shower room, kitchen/breakfast room and to the sitting room. The floor is laid to Travertine limestone tiles. The sitting room enjoys a double aspect with window to the front and sliding patio door out to the rear garden. There is a large, bright kitchen, which offers flexibility as to how it is used. There is a breakfast bar plus room for a dining table and chairs, or if the room is to be used as a family room too, there is plenty of space for a settee etc. The kitchen is fitted with a contemporary and stylish range of quality units consisting of soft closing floor cupboard with corner carousel, tall larder cupboard with pull out trays, separate drawer unit with cutlery tray and deep pan drawers plus eye level cupboards with counter lighting underneath. There is a generous amount of quartz work surfaces with matching upstand and ceramic sink and drainer with tap. There are two multifunctional eye level electric ovens with hide and slide doors, zoneless ventilating hob, plus housing for a fridge/freezer and space and plumbing for a dishwasher. From the kitchen there is an opening to the dining room - both

these rooms have Travertine limestone tile floors. In addition, on the ground floor there is a utility room with travertine flooring and fitted with floor and eye level cupboards plus wood work surfaces and an office or hobbies room.

**First Floor**

Stairs rise to the landing, which has a window overlooking the rear garden, access to the loft space with a wooden fold down ladder, airing cupboard housing the hot water cylinder and doors to the bedrooms and bathroom. There are three double sized bedrooms plus a generously sized single bedroom. All the front facing bedrooms enjoy a partial rural view in the distance and bedroom two benefits from a vanity wash hand basin. The bathroom is fitted with a stylish suite consisting of P shaped bath with waterfall mixer tap and power shower over with rainfall shower head, low level WC with dual flush facility and vanity wash hand basin with waterfall mixer tap. The floor is laid to Travertine limestone tiles with underfloor heating.

**Outside**

**Parking**

Rear access is via Pond Close where double gates open to the parking space and lead up to the store,, which has an electric roll up door.

**Gardens**

The property is approached from the pavement up a small flight of steps rising to the front door.

The rest of the frontage is laid to lawn with some beds planted with a variety of shrubs and flowers. The rear garden is fully enclosed and enjoys a sunny aspect. It is currently divided into different areas - there is an enclosed play area with astroturf, a fenced off area laid to bark with a kennel that benefits from electric with the remaining garden laid to grass. There is a seating area to the back of the house, which partly laid to stone chippings and paving stones. The oil tank is also located in the rear garden and there is a useful water tap.

**Useful Information**

- Energy Efficiency Rating F
- Council Tax Band D
- uPVC Double Glazing
- Oil Fired Central Heating
- Mains Drainage
- Freehold
- 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" - the property will be found just after on the left hand side. Take the next turning left into Park Road and park up for viewings. Postcode BA8 0QD

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.