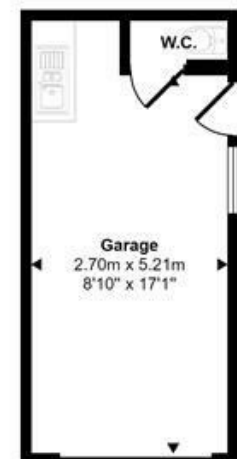


Floorplan
Approx 114 sq m / 1228 sq ft



Garage
Approx 16 sq m / 172 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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Sturminster Newton
Dorset
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Kingston Lane
Hazelbury Bryan

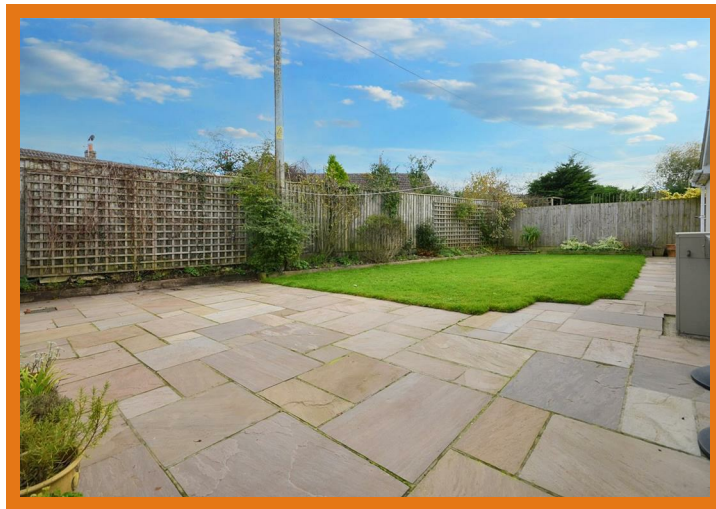
Guide Price
£440,000

A splendid chance to be the next of owner of this bright and well proportioned detached bungalow with two double bedrooms, three reception rooms and presented to the market with the bonus of no onward chain. Situated in a quiet country lane, this charming property offers a delightful blend of contemporary accommodation with plenty of comfort as well as a touch of luxury. Enjoying a westerly aspect, the bungalow boasts an enviable view over the Blackmore Vale countryside to the Dorset Gap. It lies on the edge of the popular village of Hazelbury Bryan, which has a primary school, public house, playing fields, church and store that caters well for everyday essentials. Further facilities are only five miles away in Sturminster Newton.

The on trend open plan layout of the property provides versatile living space, which can be adjusted to suit changing needs. A fabulous and spacious place for entertaining friends or holding family gathering with the option to create a more cosy setting by closing off the sitting room and lighting the wood burner on a chilly evening - creating a warm and welcoming atmosphere. The kitchen area is a chef's dream, fitted with plenty of wood work surfaces and soft closing handleless doors as well as state of the art cooking appliances, making cooking a doddle.

Outside, the manageable gardens offers a perfect balance for those looking for a low-maintenance garden without compromising on outdoor space. There is plenty of room for alfresco dining, and a perfect spot awaits you where you can relax whilst sipping something cool, and taking in the peaceful surroundings. The garage provides the potential to develop and tailor the space to meet your needs and lifestyle - from annexe to work from home space.

This property is ideal for those seeking stylish living space in a village environment yet being close to facilities and must be viewed to fully appreciate all that it has to offer and how it could be your next home.



The Property

Accommodation

Inside

The main entrance is located to the rear where there is a storm porch with part glazed uPVC door that opens into the combined kitchen and dining room. The kitchen enjoys a double outlook with window to the drive side and to the front with rural views. It is fitted with a range of stylish, soft closing handless units consisting of tall larder style cupboard and floor cupboards. There is a wood work surface with tiled splash back and one and half bowl stainless sink and drainer with aerator tap. The central island has drawers and floor cupboards under with wood work surface and has a built in 'Bosch' induction hob with combi zone function and extractor hood above. Also included is an integrated dishwasher and fridge/freezer, 'Neff' self cleaning oven with hide and slide door and steaming function plus a separate built in microwave. The dining area boast a large window to the front with a wonderful view over the Blackmore Vale countryside. The floor is laid to wood effect porcelain tiles throughout. Pocket doors open to the sitting room, which has a fireplace with polished stone surround and hearth and a wood burner, and the bi-folding doors open into a conservatory that has a fabulous view over countryside to the Dorset Gap. The conservatory benefits from a self cleaning roof, integrated blinds and has underfloor heating. There is also a 4 panel

bi-folding door that opens to the front garden and brings the outside in.

From the inner hall there is access to the bathroom and two double bedrooms. Both bedrooms enjoy a view over the rear garden and are fitted with wardrobes. The principal bedroom has the benefit of an en-suite, which is fitted with a stylish suite consisting of a combined vanity and WC unit and double size shower cubicle with choice of monsoon or hand held shower head. The bathroom is fitted with a stylish contemporary suite consisting of vanity cabinet with inset wash hand basin and mono tap, low level WC with dual flush facility and bath with mixer tap and shower over. Both the bathroom and en-suite have dual fuel heated towel rails plus matching tiled walls and floor. There is also a further reception room, accessed from the sitting room, that offers flexible usage with plumbing for a washing machine and has a door to the outside.

Outside

Garage and Parking

The property is approached from the lane onto a large washed concrete drive with space to park at least five cars and leading up to the garage. The larger than average garage/workshop has an up and over door, fitted with light and power, sink unit with hot and cold water, fitted water softener plus there is a useful gardeners WC and a personal door to the rear garden. There is potential to create additional accommodation - office, bedroom/annexe - subject to the

necessary permissions.

Garden

There is a large area of lawn to the front, which takes in the view and enjoys the afternoon and evening sun. There is access from both sides to the private rear garden. This area is laid to lawn with borders that are planted with a variety of shrubs and flower and the Indian sandstone paved seating area that enjoys the sun for most of the day. The oil tank is located to the back of the garage and the boiler is sited to the rear of the bungalow.

Useful Information

Energy Efficiency Rating E
Council Tax Band D
uPVC Double Glazing
Oil Fired Central Heating
Mains Drainage
Freehold
No Onward Chain

Directions

From Sturminster Newton

Leave the town via Bridge Street at the traffic lights continue over the bridge and turn right onto the A357 heading towards Sherborne. Take the next turning left into Glue Hill, signposted Hazelbury Bryan. Continue along this road for three miles and take a turning on the right, signposted Kingston. Continue for about half a mile to Kingston Cross. Turn left and follow the winding lane until it straightens up, where the property will be found on the left hand side. Postcode DT10 2DZ

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.