

Total area: approx. 86.0 sq. metres (926.0 sq. feet)

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

t. 01258 473030  
sales@mortonnew.co.uk  
www.mortonnew.co.uk



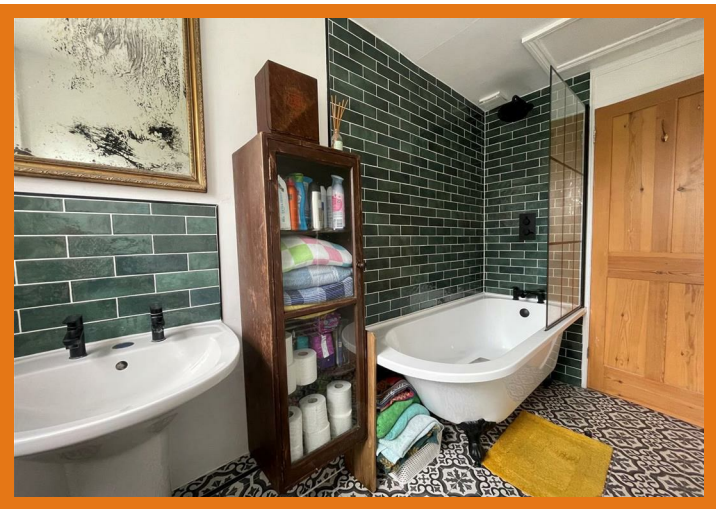
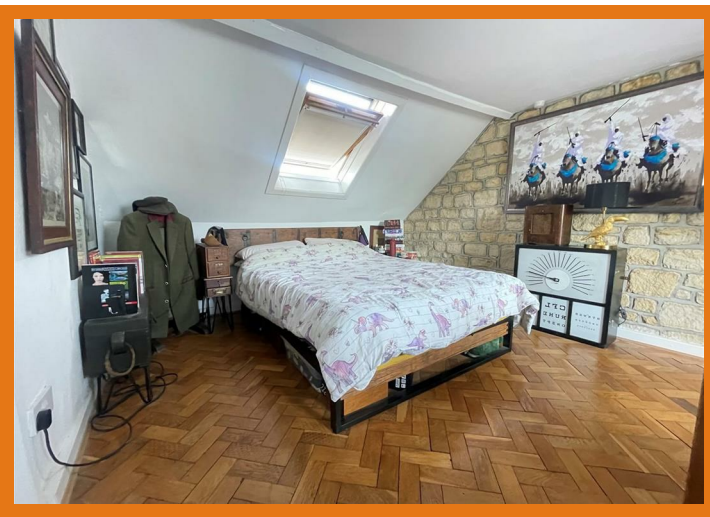
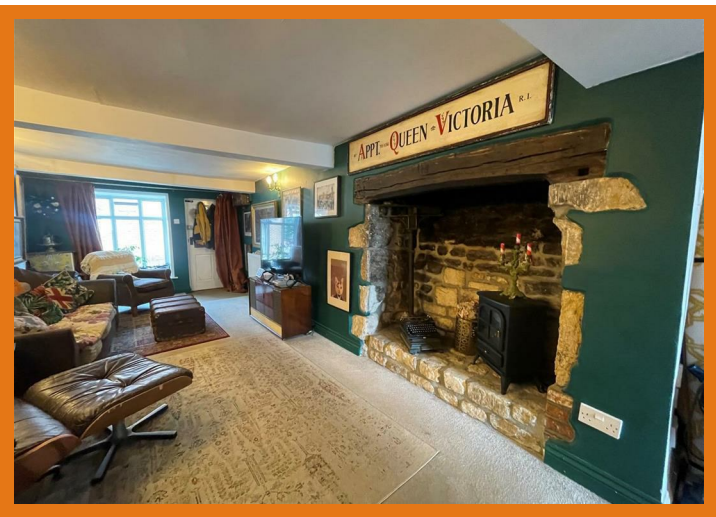
Church Street  
Sturminster Newton

Guide Price  
£230,000

A delightful Grade II listed cottage situated in one of the town's most desirable and sought after locations - just a short amble to all the facilities of that the town has to offer and some wonderful riverside walks and the Trailway. We believe that the the cottage dates back to the 17th century and has been the very much cherished and enjoyed home to our seller for the last five years. During this time a great deal of effort has gone into creating a stylish yet characterful home that will certainly meet the approval of many potential buyers. The cottage benefits from gas fired central heating from a combination boiler and south facing rear garden.

In brief, the ground floor accommodation consists of combined sitting and dining room with fireplace, kitchen and bathroom. On the first floor there is the master bedroom and a cloakroom, whilst the top floor is a further double bedroom. Outside there is an enclose sunny garden.

Energy Efficiency Rating exempt - Council Tax Band A - DRAFT DETAILS



## ACCOMMODATION

### Ground Floor

#### Sitting/Dining Room

9.09m" x 2.82m" (29'10" x 9'3")  
Timber front door opens into the combined sitting and dining room with bow window to the front. High level wall mounted electrics. Coat hooks. Wall lights. Central heating programmer. Two radiators. Power, telephone and television points. Stone fireplace with beam. Stairs rising to the first floor with recess storage under. Door to the bathroom and opening to the:-

#### Kitchen Area

3.15m" x 2.31m" (10'4" x 7'7")  
Sliding patio doors opening to the rear courtyard. Ceiling light. Radiator. Power points. Fitted with a range of light wood grain effect kitchen units consisting of floor cupboards with drawers, separate drawer unit and eye level shelving units. Granite work surfaces and sink with swan neck mixer. Part tiled walls. Built in electric oven and five burner gas hob with extractor hood over. Space for two under counter appliances. Space and plumbing for a dishwasher. Floor cupboard housing the washing machine. Stone tiled floor.

### Bathroom

Obscured glazed window with tiled sill to the rear elevation. Ceiling light. Heated towel rail. Suite consisting of low level WC, pedestal wash hand basin with tiled splash back and bath with central taps and electric shower over. Tiled surround. Tiled flooring.

### First Floor

#### Landing

Stairs rise and return to first floor with exposed stone wall on the rise. Window to the rear with view over the courtyard and countryside beyond. Ceiling light. Radiator. Power points. Cupboard fitted with shelves. Stairs rising to the second floor. Door to the cloakroom and to the:-

### Bedroom Two

Pane glass window to the front aspect. Ceiling and wall lights. Power, telephone and television points.

### Cloakroom

Ceiling light. Wall mounted gas fired central heating boiler. WC and wall mounted wash hand basin.

### Second Floor

#### Bedroom One

Stairs rise up to a galleried bedroom.

Skylight to the front aspect and window to the rear enjoying some wonderful views. Wall light. Radiator. Power, telephone and television points. Exposed stone wall.

### Outside

#### Garden

The rear has been paved for ease of maintenance with shrub and flower borders. There is a useful timber shed and an outside water tap. The garden enjoys a sunny south facing aspect.

### Useful information

Gas fired central heating from combination boiler  
Recently upgraded guttering  
Recently upgraded roof tiles  
South Facing Garden  
Council Tax Band- B  
EPC - TBC

### Directions

#### From the Sturminster Newton Office

Turn left out of the office and double back through the passage leading to the pay and display car park. The property will be found almost opposite the car park.

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.