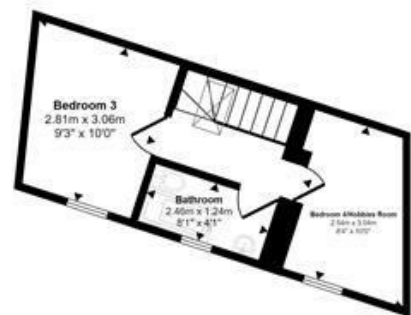


Ground Floor  
Approx 84 sq m / 908 sq ft



First Floor  
Approx 50 sq m / 539 sq ft



First Floor  
Approx 23 sq m / 245 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 Make Snaggy 360.

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Market Place  
Sturminster Newton  
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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		EU Directive 2002/91/EC	



## Church Lane Sturminster Newton

Asking Price  
£425,000

A rare opportunity to purchase a delightful semi detached Grade II listed period home, offering spacious and flexible accommodation with four good sized bedrooms. The property is presented for sale with no onward chain and located in a quiet lane within a short stroll to some beautiful country and river side walks as well as the town centre. The market town of Sturminster Newton caters well for everyday needs with a range of independent shops and chain stores, doctor and dentist surgeries plus schooling for all ages. There is also a variety of entertainment venues.

The property dates to the early 19th century with historic additions to the rear. The cottage retains many classic features indicative of its era, such as the lovely storm porch and sash windows with deep sills. There is also a fireplace that adds to the character and charm of the property and provides a cozy atmosphere on a chilly evening. There may even be other significant items to be uncovered.

Inside, the cottage provides flexible room usage with two reception areas that open into each other, a study plus a formal dining room as well as two bathrooms. The property could easily be divided into two separate living spaces, if required or kept as one large home.

Outside, there is a private, low maintenance and enclosed courtyard garden - a fabulous space for morning coffee or afternoon tea and has plenty of space for alfresco dining with family or friends. There is parking for one car in the garage, which benefits from electric plus further parking in the lane.

Whether you're looking for a peaceful retreat or a place to call home in a vibrant community, this cottage ticks many boxes. Don't miss out on the opportunity to own a piece of history in a quiet and desirable location.



## The Property

### Accommodation

#### Inside

##### Ground Floor

The property is approached from the lane to an original round headed open porch (dating to 20th Century). An original timber panelled door with arched transom opens into the hall. This has stairs rising to the first floor and natural wood panelled doors into the sitting room and snug. The sitting room has an original paned glass bow window overlooking the lane to the front and a brick fireplace. It opens into the snug area, which has a paned glass sash window to the lane side. Both these rooms have wood effect laminate flooring and in the snug there is the old window with shelves that looks into the kitchen. The study has a high level window to one side and a paned glass bow with overlooking the lane.

From the inner hall there is access to the cloakroom and to the kitchen. The kitchen has a high ceiling, window with view of the courtyard to the side and an original style door that opens to the side porch. The kitchen is fitted with a range of modern wood effect units consisting of floor cupboards with corner carousel, separate drawer unit and eye level cupboards - one housing the boiler. There is a good amount of granite work surfaces with an inset one and half bowl stainless steel sink with a swan neck mixer tap. There is an eye level built in electric oven with warming drawer underneath and a combination microwave oven above, space and plumbing for a dishwasher and a gas hob with an extractor hood above. The floor is tiled. A shallow step up takes you to an inner hall with access to the utility and to the dining room.

The utility has plenty of space for coats, boots and shoes plus kitchen appliances and there is plumbing for a washing machine. The dining room overlooks the courtyard to the front and has a glazed door that leads out to the courtyard. Stairs rise to the first floor.

##### First Floor

There are two parts to the first floor. On the right hand side of the property there is a landing with wood panelled walls and window to the rear plus two double bedrooms. Both the bedrooms have original sash windows overlooking the lane and built in wardrobes. The main bedroom also has a large over stairs cupboard and a pedestal wash hand basin. There is a good sized bathroom, which has a double outlook and is fitted with a suite consisting of bidet with mixer tap, WC, deep bath with mixer tap and telephone style shower attachment plus a pedestal wash hand basin and shower cubicle with an electric shower.

To the left hand and set back with access from the dining room are two further bedrooms - one double and one single - the single is currently used as a hobbies room. There is also a bathroom.

#### Option

The left hand side of the property could easily be converted to a self contained unit, if required.

#### Outside

##### Garage

The garage lies to the left hand side of the property and has an up and over door, fitted with light and power plus a latch door that opens into the courtyard. There is the original brick floor. The garage measures approximately 4.19 m x 2.49 m/13'9" x 8'2". Attached to the back of the garage and access from the courtyard is a storage/potting shed with power.

##### Garden

A timber gate in between the house and the garage opens to the courtyard that lies to the side of the property. There is the old coal bunker and place for bins with the main area being laid to paving stone and edged by beds with a variety of shrubs, flowers and climbing plants. The garden is enclosed by a brick wall and the property itself. For a town centre property it provides very good outside space.

#### Useful Information

Energy Efficiency Rating Exempt due Grade II Listed Status  
 Council Tax Band E  
 Original Paned Glass Windows  
 Gas Fired Central Heating  
 Mains Drainage  
 Freehold  
 No Onward Chain

#### Directions

##### From Sturminster Newton Office

Turn left out of the office and proceed onto Bridge Street. Take a turning left - just opposite the fish and chip shop - into Church Lane and the continue forward. The property is on the left hand side. Postcode DT10 1DH



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.