



  
**MORTON NEW**  
COUNTRY PROPERTIES

# Red Lane, Todber

## Offers In Excess Of £850,000

A fabulous and rare chance to purchase a brand new detached family home offering stylish and contemporary accommodation, arranged over three floors and amounting to 2669 sq. ft of living space. The property enjoys a lane side position in a rural but not isolated location, boasting some delightful views over the beautiful Blackmore Vale countryside and Duncliffe Wood in the distance.

The property has been meticulously finished using high quality fixtures and fittings with modern recessed lighting throughout, limestone tiled floors to the main reception hall and the on trend open plan living space. The kitchen has been fitted with a range of soft closing attractive units plus built in appliances and the bathroom suites add a touch of luxury to the home. In addition, there is air sourced heat pump helping to reduce costs and protect the environment.

The property's spacious interior caters well for an existing or growing family, as well as guests with five substantial bedrooms, three with en-suite facilities and the reception rooms may be adapted to your own unique needs. There is a study, which is ideal for those working from home plus a further reception room that could be used as a playroom /boot room or for pets. The property's open plan living space provides a seamless flow between the living, dining, and kitchen areas and a great place for creating memories with family and friends.

Outside, there is ample parking for multiple vehicles or for a caravan/boat or motorhome and there is planning permission for a large garage to be erected. The garden is grassed with plenty of options for your own landscaping design and backs onto fields.

This wonderful home offers the best of both worlds - countryside living yet still within easy reach of amenities.

The house is ready for you, and with a few personal touches it will soon become your home - book a viewing today and experience all that this property has to offer.





## Accommodation

### Inside

On the ground floor there is a contemporary front door that opens into a spacious and welcoming entrance hall with oak doors to all rooms and bespoke oak staircase with glass balustrades leading to the galleried first floor landing. The sitting room enjoys a double outlook with plenty of room for settees and armchairs as well as adding a feature fireplace, if desired. The study overlooks the rear garden. There are ethernet ports throughout to facilitate faster internet access.

The main hub of the household is a large open plan living space with room for a family and dining area. There are two sets of tri-folding doors that open to the rear decked seating area and views over the rear garden to the adjoining countryside.

The kitchen area is fitted with a range of soft closing Shaker style units consisting of floor cupboards, separate drawer unit, pull out bin store and eye level cupboards as well as a tall larder cupboard. There is a generous amount of wood work surfaces with matching upstand and inset double Butler style sink with a Quooker swan neck, instant hot water mixer tap.

The built in appliances include an eye level double electric oven, induction hob with extractor hood above, dishwasher and separate larder fridge and freezer.

The central island has a wood surface with deep drawers and a wine cooler underneath plus a breakfast area. Throughout the open plan living space the floor is laid to stylish limestone tiles.





Also on the ground floor there is a large room that lends itself to many usages - great boot room or dog room or playroom. From this room there are doors to a utility space, airing cupboard and to the rear garden. In addition, there is a ground floor cloakroom.

On the first floor there is the family bathroom and three double bedrooms, all with en-suite shower rooms. The bathroom is fitted with an up-to-date suite consisting of wall hung vanity wash hand basin with sensor mirror above, low level WC with dual flush facility and double ended bath with central mixer tap. There is also a large walk-in shower cubicle with a mains shower and choice of shower head. The walls and floor are laid to tiles. From the first floor there are some delightful views over the countryside.

From the first floor the bespoke staircase rises to the galleried landing, which has access to two further generously sized bedrooms - both enjoying rural views.

#### Outside

##### Parking

The property is approached from the lane onto a gravelled area, which leads to the house's own parking space. There is enough room to park multiple vehicles and for a caravan or boat to be stored plus the benefit of additional planning permission for a 2.5 car garage, which has been granted. There is also an electric charging point.

##### Garden

There is access from both sides of the house to the large rear garden. There are two seating areas - one laid to paving stone and the other to decking. The garden is laid to grass and offers a blank canvas for your own landscaping design. The garden adjoins countryside and benefits from a lovely outlook and a sunny aspect.

#### Useful Information

Energy Efficiency Rating B

Council Tax Band tba

uPVC Double Glazing

Air Sourced Heat Pump

Private Sewage Pant within the grounds

Freehold

No Onward Chain

The property benefits from a 10 year Residential New Build Latent Defects Insurance Policy

#### The Location

##### Todber

The property is located in the small village of Todber in a rural but not isolated position and is within walking distance of Todber Manor Fisheries, which has the finest carp and coarse fishing in the south. The village lies in between the hill top town of Shaftesbury and the market town of Sturminster Newton, both of which are just about five miles away and offer an excellent range of facilities, including independent shops and chain stores, doctor and dentist surgeries, schooling and a variety of entertainment venues. Just under a mile and half is the well served village of Marnhull where there are everyday facilities, with two primary schools, convenience stores with post office, doctor's surgery with a pharmacy and public houses and churches. The property is also within reach of independent schools, such as Clayesmore and Port Regis.

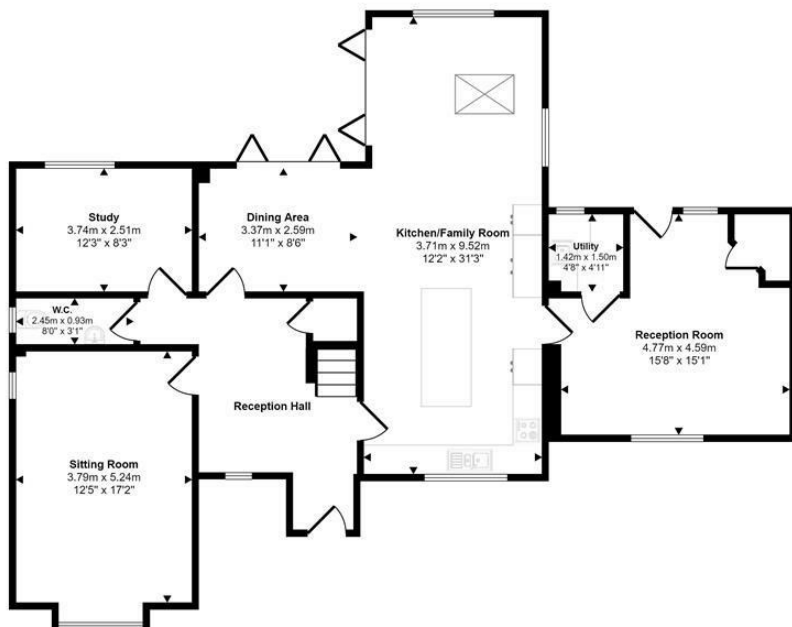
#### Directions

##### From Sturminster Newton

Leave Sturminster via Bath Road heading towards Gillingham. Bypass the main village of Marnhull heading towards Gillingham. On a left hand bend turn right to Child Okeford where the property will be found a short distance on the left hand side. Postcode DT10 1HT

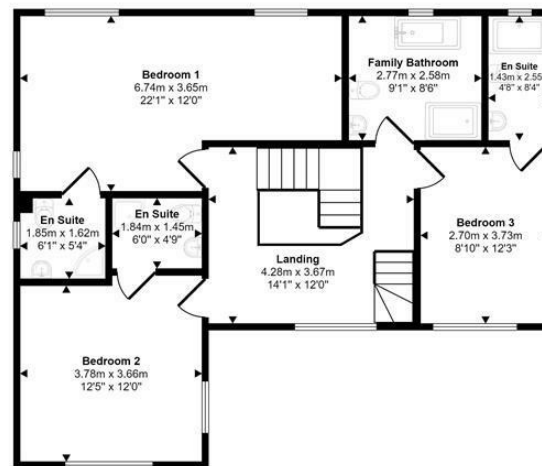


Approx Gross Internal Area  
248 sq m / 2669 sq ft

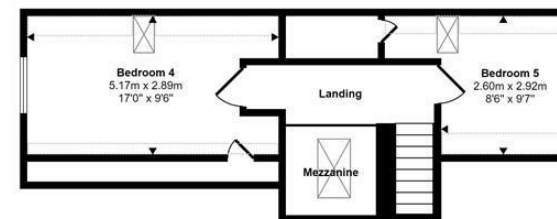


Ground Floor  
Approx 123 sq m / 1324 sq ft

Denotes head height below 1.5m



First Floor  
Approx 87 sq m / 936 sq ft



Second Floor  
Approx 38 sq m / 409 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.

01258 473030

1 Market House, Market Place, Sturminster  
Newton, Dorset, DT10 1AS  
sales@mortonnew.co.uk  
www.mortonnew.co.uk

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