



**Church Lane  
Sturminster Newton**

**Asking Price  
£260,000**

A wonderful chance to purchase a charming two double bedroom Grade II listed mid terraced character home offering spacious accommodation amounting to 1191 sq. ft/110 sq. m of living space, which is arranged over three floors. The property is ideally located just a short stroll to the town's high street where there is a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues.

The house dates to the late Victorian era, when it formed part of the 'Clock Shop', which was converted about eleven years ago into residential properties. It retains many character features, indicative of the era, such as, high ceilings, sash windows and deep window sills and to satisfy today's expectations, there is gas central heating from a combination boiler. This delightful home has been very well maintained and in recent years has benefitted from a new modern bathroom suite, stylish and practical Karndean flooring has been laid in the majority of the rooms and some windows have been fitted with shutters.

The property provides ample room for a small family or couple with plenty of room for entertaining guests - the open plan kitchen/dining room is perfect for hosting gatherings or simply enjoying a quiet meal at home and for convenience, there is a cloakroom on the ground floor as well as the second floor. The outdoor spaces provides a tranquil place to relax and unwind after a busy day with a choice of the courtyard or roof terrace - the choice is yours to make.

This lovely house is a perfect starter home, ideal for a busy professional with minimal outside upkeep and would make a fabulous lock-up-and-leave UK base or retreat from the city - this property offers versatile living options to suit your lifestyle.

It's now time to make this house your home and start creating lasting memories in a unique environment.

**1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS**

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





## The Property

### Accommodation

#### Inside

##### Ground Floor

Timber front door with arched glazed inset opens into the entrance hall. From the hall a bespoke oak staircase rises to the first floor and oak doors open to the cloakroom and to the sitting room. The sitting room has a paned glass window with deep sill and shutters overlooking the lane plus a large storage cupboard. For easy cleaning and maintenance the floor is laid to wood effect Karndean. An oak door leads off to the combined kitchen and dining room.

The kitchen area is fitted with a range of wood grain effect kitchen units consisting of floor cupboards, separate drawer units and eye level cupboards with counter lighting underneath. There is a generous amount of work surfaces with tiled splash back and a one and half bowl stainless steel sink and drainer with mixer tap. There is a built in electric oven and ceramic hob with an extractor hood above and an integrated fridge plus plumbing for a dishwasher. There are a few steps up from the kitchen area to the dining space, which has a window overlooking the courtyard and a door opening to it.

From the dining area an oak door opens to the utility, which is fitted with wall shelves, work surface with tiled splash back and a one and half bowl stainless steel sink and drainer with swan neck mixer tap. There is space and plumbing for a washing machine and for a fridge/freezer. Also on the ground floor is a cloakroom that is fitted with a wall mounted wash hand basin and a low level WC with economy flush facility. The majority of the rooms are laid to wood effect Karndean flooring.

##### First Floor

The landing window has a view over the courtyard, large storage cupboard and stairs rising to the second floor plus access to the bathroom and bedroom two. The bedroom has a sash window with shutters overlooking the lane and wood effect Karndean flooring. The bathroom is fitted with a suite consisting of bath with mixer tap and tiled splash back, large shower cubicle with laminate panelled walls and choice of shower head, low level WC with economy flush facility, concealed cistern and wall mounted bathroom cabinet over plus a vanity style wash hand basin with mirror over. There is also airing cupboard housing the gas fired combination boiler. For easy cleaning the floor is laid to wood effect Karndean.

##### Second Floor

From the landing there is a door to the store/study, cloakroom and the main bedroom. The cloakroom has a window to the rear with roof top views and is fitted with a pedestal wash hand basin with tiled splash back and a low level WC. and has wood effect Karndean flooring. There is a large storage cupboard with a window to the lane side and boasting partial rural views. There is plenty of space for it to be used as a study. The main bedroom has a window with a deep sill to the lane side and double doors leading out to the roof terrace plus access to the loft space. Again there is wood effect Karndean flooring.

#### Outise

The courtyard is accessed from the kitchen and is fully enclosed by brick wall and timber fencing with raised area - ideal for pot plant display or bin storage and is laid to gravel. The roof terrace is enclosed by the roof of the adjoining building and wall with iron railings and has a tiled floor. It offers a private and delightful outdoor space to enjoy.

#### Useful Information

Energy Efficiency Rating 'Exempt'  
Council Tax Band C  
Some Original Sash Window  
Gas Fired Central Heating from a Combination Boiler  
Mains Drainage  
Freehold

#### Directions

##### From the 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 property will be found 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.