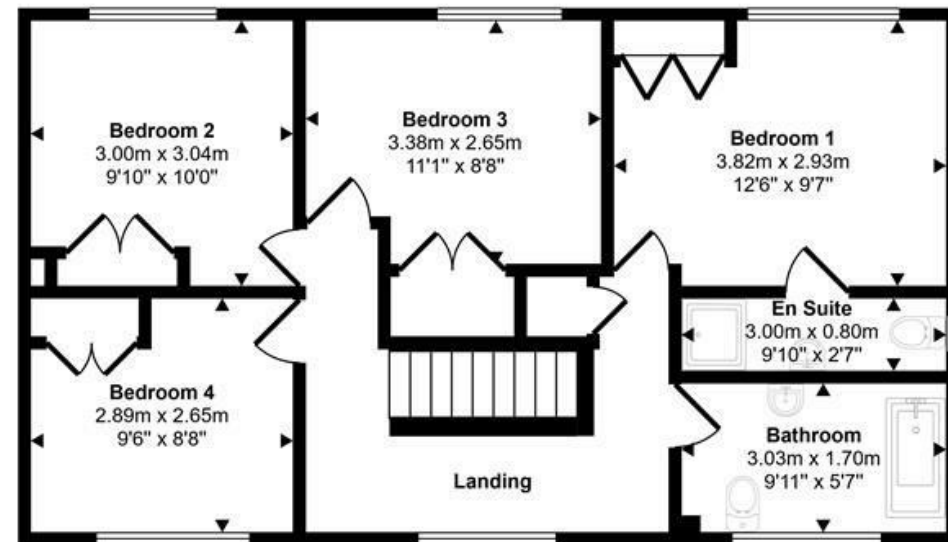


Ground Floor  
Approx 78 sq m / 841 sq ft



First Floor  
Approx 60 sq m / 642 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  
DT10 1AS

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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	



## Manston Sturminster Newton

Guide Price  
£650,000

A wonderful chance to purchase an impressive detached family home with four double sized bedrooms, sitting in grounds of about a third of an acre and boasting a rural but not isolated location that adjoins farmland. The property is located in the small village of Manston and is within walking distance to the local pub, village hall, and playground. Additionally, the property is within easy reach of Shaftesbury, Sturminster Newton, and Child Okeford, all providing a great range of shops, schools, and recreational facilities.

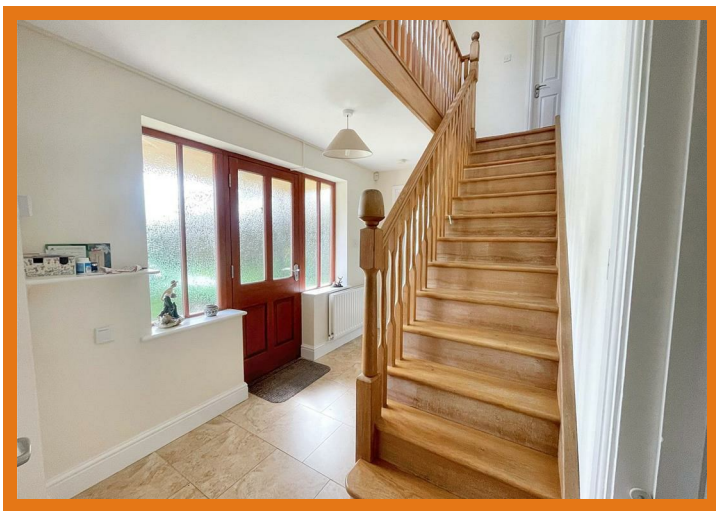
The property was built in 1985 for the current owner's occupation and offers a perfect blend of space, comfort, and rural charm with the option to update to your own style and taste. It is an ideal choice for both existing and growing families and provides versatile accommodation that can be tailored to suit your own particular needs.

There are two reception rooms - the sitting room enjoys a double aspect with potential for a real fire or log burner, whilst the other reception room would make a great playroom for the children or home office for parents. The large kitchen has plenty of space for a full size dining table making it a perfect social space for family meals or entertaining friends. For added convenience, there is the family bathroom and an en-suite shower room.

Outside, there is ample parking for multiple vehicles, including plenty of room for a caravan, boat, or motorhome and there is a large workshop/garage, which is ideal for those working in the trades or needing storage facilities. There is also a summerhouse that may be adapted for use as an office, gym or hobbies room. The property benefits from a high degree of privacy and is perfect for those who enjoy outdoor activities with the possibility of keeping chickens and growing your own vegetables or simply a safe area for children and pets to let of steam.

Viewing is essential to appreciate all that this home has to offer.





## The Property

### Accommodation

#### Inside

##### Ground Floor

A part glazed timber door with windows to either side opens into a bright and welcoming entrance hall with stairs rising to the first floor and white panelled doors to all ground floor rooms. For appearance and practicality the floor is laid to Portland stone tiles. The spacious sitting room enjoys an outlook over the front garden and double doors that open out to the paved seating area to the back of the house. There is a fireplace with a timber surround and stone hearth plus a modern pebble effect gas fire. There is the potential for a real fire or to install a log burner. There is another good sized reception room with double doors to the rear and can be used to suit your own requirements - a great playroom, den, study or formal dining room.

The kitchen has a pitched ceiling with exposed timbers and skylight to the rear as well as enjoying an outlook over the drive to the front and rear garden. It is fitted with a range of modern units consisting of floor cupboards with open ended display shelves, separate drawer unit and eye level cupboards and cabinets with open ended display shelves. There is a generous amount of Iroko wood work surfaces with a tiled splash back and a one and a half bowl stainless steel sink and drainer with a swan neck mixer tap. The dishwasher is integrated and there is space for a fridge/freezer and range style cooker. There is a walk in pantry fitted with shelves, cupboard housing the gas central heating boiler and the floor is laid to oak floorboards.

There is a good sized utility room fitted with floor and eye level cupboards plus work surfaces with a tiled splash back and ceramic sink and drainer with a swan neck aerator mixer tap. There is a window overlooking the rear garden and door opening to the garden. Also on the ground floor is a cloakroom.

##### First Floor

Stairs rise to a light and spacious galleried landing with access to the loft space with a drop down ladder and white panelled doors to the bathroom and bedrooms. All four bedrooms are double sized, all with built in wardrobes and some degree of rural outlook and the principal bedroom has the advantage of an en-suite shower room.

The bathroom is fitted with a modern suite consisting of a pedestal wash hand basin with waterfall mixer tap, low level WC and a 'P' shaped bath with waterfall mixer tap and shower attachment plus mains shower above and full height tiling to the surrounding walls.

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.

## Outside

### Parking and Garage/Workshop

Double metal gates from the farm drive opens to a large gravelled parking area with ample space for multiple vehicles including caravan, motor home or boat. The timber garage/workshop measures 7.34 m x 5.51 m/24'1" x 18'1" and has double doors opening out plus a door to the rear and is fitted with light and power points. There is also access to the loft space. To the side of the garage there is a hardstanding with a gate to the rear garden. Also from the farm drive there are double timber gates that open to a further parking area or storage space.

### Rear Garden

The rear garden is mostly laid to lawn with a paved seating area to the back of the house and path that leads to the bottom of the garden where there is a brick built oven and the summerhouse. This measures 2.90 m x 5.33 m/9'6" x 17'6" with power that could be adapted for a home office, hobbies room or home gym. At the end of the garden there is a further parcel of land with a large timber shed - this area could be used to grow vegetables or keep chickens. The whole plot size extends to around a third of an acre.

### Useful Information

Energy Efficiency Rating tba

Council Tax Band F

Gas Fired Central Heating from a 2 year old boiler

Sustainable Wood Framed Double Glazing

Septic Tank Drainage for this house only

Freehold

### Directions

#### From Sturminster Newton

At the traffic lights turn onto Old Market Hill. Turn left at the next set of lights heading towards Shaftesbury. Continue through the village of Manston and follow the left hand bend. The property will be found towards the end of the straight on the left hand side - opposite the Plough Inn. Turn left on the bend to the farm where the drive will be found immediately on the left. Postcode DT10 1HB