





# Bath Road, Sturminster Newton

Enjoying an exceptional location with breath-taking views over the river Stour and the rolling Blackmore Vale countryside, this beautifully renovated detached chalet-style home offers 2,037 sq. ft. of contemporary living space, set on just under a third of an acre. Designed and renovated as a forever home, it seamlessly combines modern luxury with timeless charm, making it a perfect fit for families and those seeking multi-generational living.

The property features four spacious double bedrooms and three elegantly designed bathrooms, offering exceptional flexibility to suit a range of lifestyles. Whether you're looking for a family home with room to grow or a multi-generational setup, this property delivers. The main reception area, with its rich hardwood flooring, exudes warmth and character, while the expansive open-plan living space is enhanced by stunning limestone tiles, creating a natural flow between rooms. A contemporary wood burner serves as a striking focal point, creating an inviting atmosphere for all to enjoy.

The high-end kitchen, with sleek quartz work surfaces, is as stylish as it is practical, perfect for family meals or hosting guests. Throughout the home, original doors with traditional-style door knobs provide a touch of heritage, complementing the home's blend of old-world charm and modern sophistication.

Underfloor heating ensures year-round comfort, making this home a practical choice for everyday living while still providing a peaceful retreat. Outside, generous parking and the potential for a double garage offer even more possibilities. This home truly represents the perfect balance of beauty, practicality, and opportunity, offering a harmonious living space for families and multi-generational households alike.









## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens into a spacious and welcoming reception hall, with doors leading off to the utility room, main bedroom, kitchen and the snug and opens to an inner hall with access to the stairs, shower room and two bedrooms. There is an attractive hardwood floor providing style and practicality in the halls.

Located at the back of the property is a stunning open plan living space that commands far reaching views over the beautiful Blackmore Vale countryside.

The kitchen area is fitted with a range of sleek, soft closing units consisting of floor cupboards, pull out bin store, cutlery and deep pan drawers and doors opening to a walk in pantry fitted with shelves. There is a generous amount of quartz work surfaces with a matching upstand and a double Butler style sink with a swan neck mixer tap. The central island has a quartz top plenty of storage beneath and power points. The built in appliances include a fridge/freezer, eye level hide and slide electric oven with a warming drawer and a microwave above and also a dishwasher and five zone ceramic hob. The floor is laid to limestone tiles.

Step down from the kitchen into a bright and spacious open plan living space with lantern style skylights, large windows and double sliding doors to the garden - all taking full advantage of the

spectacular view. There is a 'Jotel' wood burning stove and for style and practicality the floor is laid to limestone tiles.

There is a well proportioned utility room that is fitted with storage units and cupboards, space for coats, boots and shoes and has access to the cloakroom and door to the outside.

Also on the ground floor are two double bedrooms, one with an ensuite, family shower room plus a reception room that allows multi-function usage - study/playroom or double bedroom. The principal bedroom suite is also on the ground floor and has a dressing area and ensuite bathroom.

##### First Floor

This room allows complete flexibility, as a bedroom, hobbies room or teenager's den.

#### Outside

Double timber gates open to a generously sized drive, laid to stone chippings and providing parking for more than six cars or for storing a caravan, motor home or boat. There is sufficient space to erect a double garage/car barn subject to the necessary permissions. There is timber cabin that provides great storage.

At the back of the property there is a good sized garden with a raised decked seating area beneath a timber pergola, areas laid to stone chippings and lawn that is edged by beds planted with flowers and shrubs. From the garden there is a terrific view over the river and fields. The property sits in grounds of just under a third of an acre.

### Useful Information

Energy Efficiency Rating tba  
Council Tax Band F  
Aluminium Double Glazing  
Gas Fired Central Heating  
Private Treatment Plant for Drainage  
Freehold

### Location

#### Sturminster Newton

The property lies on the fringe of the market town of Sturminster Newton. Steeped in history and tradition, the town still has a Monday Market and offers a combination of country and town living with easy access to some fabulous walking tracks, including the Trailway and nearby is the famous water mill. There is a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. Further facilities which are all about 10 miles away, may be found at Blandford, Shaftesbury, Sherborne and Gillingham both of which have mainline train stations, serving London Waterloo and Exeter St. David's.

### Directions

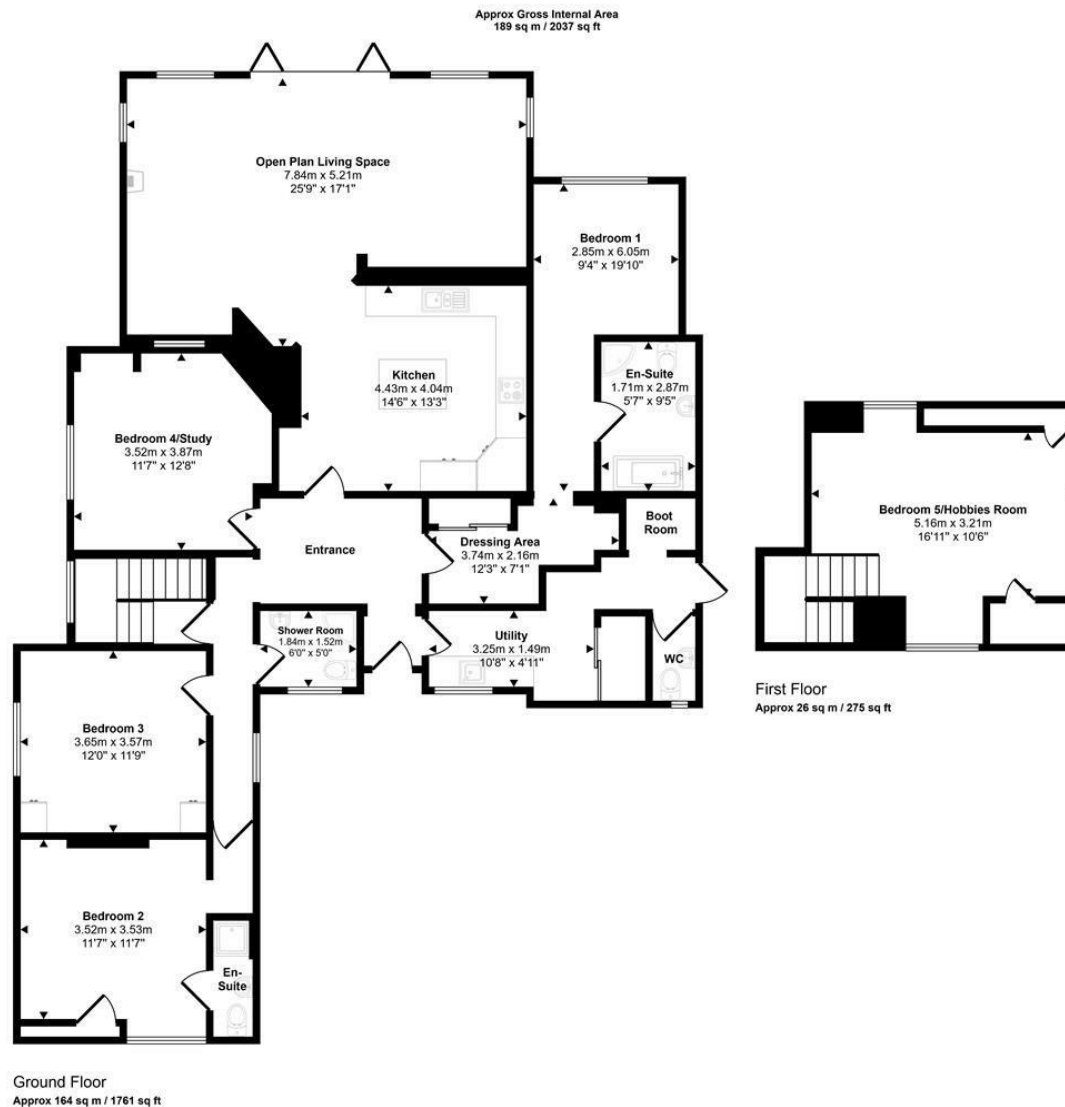
#### From Sturminster Newton

Leave Sturminster via Bath Road heading towards Gillingham. Proceed through the traffic lights passing the fire station. Go through the calming system and the property will be a short distance on the left hand side by the footpath leading down to the fields and before the turning into Honey mead Lane. Postcode DT10 1EB.









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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