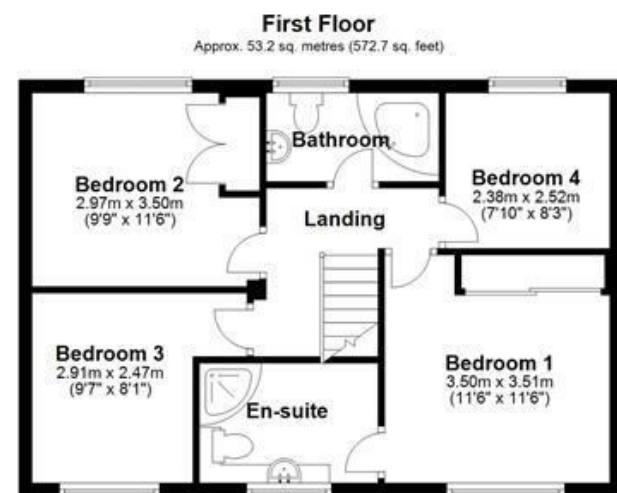




Total area: approx. 151.3 sq. metres (1629.0 sq. feet)

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			
		43	69
England & Wales		EU Directive 2002/91/EC	

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Old Station Gardens Henstridge

Offers In Excess Of
£400,000

Tucked away down a peaceful private drive shared with just one other property, this beautifully presented detached modern family home offers the perfect blend of space, comfort, and convenience for family living.

With four well-sized bedrooms, there is room for everyone. The two generously sized single bedrooms are ideal for children or home offices, while the two double bedrooms—each with built-in wardrobes—include a spacious main bedroom with an en-suite for a touch of privacy and relaxation.

Designed with family life in mind, the spacious and versatile living areas are truly inviting. The sitting room, complete with a fireplace and wood burner, is perfect for curling up on cooler evenings. The bright and airy conservatory provides a lovely spot to enjoy garden views all year round, while the large dining room is the heart of the home—offering plenty of space for family meals, a study corner for homework, and even a comfy seating area for relaxed moments together.

The expansive rear garden is a haven for both play and relaxation, with plenty of room for children to run around, a dedicated vegetable patch for family gardening projects, and space to entertain. With a double garage and additional parking, there's room for bikes, tools, and all the essentials of family life.

Located just a short stroll from the village's amenities and offering excellent communication links, this home provides the perfect setting for creating lasting family memories while staying connected to everything you need.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a welcoming entrance hall with window to the side. Stairs rise to the first floor and white panelled doors open to the cloakroom, which is fitted with a low level WC. and pedestal wash hand basin with mono tap. sitting room, dining room and kitchen. The floor is laid in an attractive and practical wood effect Karndean that continues into the cloakroom, kitchen and utility.

The sitting room has a window to the front overlooking the drive and is fitted with a fireplace with timber mantel, slate hearth and 'Clearview' log burning stove. Sliding patio doors open to the conservatory that has a view over the rear garden. There is a generously sized dining room that has plenty of room for dining as well as a study area and space for relaxing with family.

The kitchen window overlooks the vegetable garden to the side. It is fitted with a range of modern light wood grain effect kitchen units consisting of floor cupboards, separate drawer unit and eye level cupboards. There is a generous amount of work surfaces with a tiled splash back and a ceramic one and half bowl sink and drainer with swan neck mixer tap. The eye level double electric oven is built in double eye level electric oven with storage cupboards above and below and there is a gas hob with extractor hood over, plus space and plumbing for a dishwasher and for an under counter fridge.

From the kitchen there is access to the utility. This has a door to the side, houses the gas fired central heating boiler and is fitted with floor and eye level cupboards, work surface with stainless steel sink and drainer with mixer tap and there is space and plumbing for a washing machine and space for an under counter freezer.

First Floor

Stairs rise to a galleried landing where there is access to the loft space and doors to the family bathroom and bedrooms. The bathroom is fitted with a suite consisting of pedestal wash hand basin with shelf, mirror, shaver light and point over, low level WC and corner bath with mixer tap and shower attachment. There are two very generously sized single bedrooms and two double bedrooms with built in wardrobes and the main benefitting from an en-suite shower room.

Outside

Double Garage and Parking

The property is approached from the road onto a drive

that leads past the neighbours to the drive for this property. Here there is space to park two to three cars. The double garage has two up and over doors - one with electric remote controlled door and benefits from light and power plus rafter storage. Window to the rear and part glazed door to the side opening to the side garden. It measures - 4.93 m x 5.31 m/16'2" x 17'5". A path to one side of the garage opens to the garden and there is also a gate to the front leading out to the road.

Garden

To one side of the house there is are raised planters for vegetables and a path that leads to the rear garden. This has been beautifully landscaped with a large lawn edged by well stocked shrub and flower borders, as well as a variety of trees. There is also a good sized seating area laid to Indian Sandstone. The garden enjoys good privacy, sunny aspect and is fully enclosed.

Useful Information

Energy Efficiency Rating E

Council Tax Band E

uPVC Double Glazing

LPG Central Heating

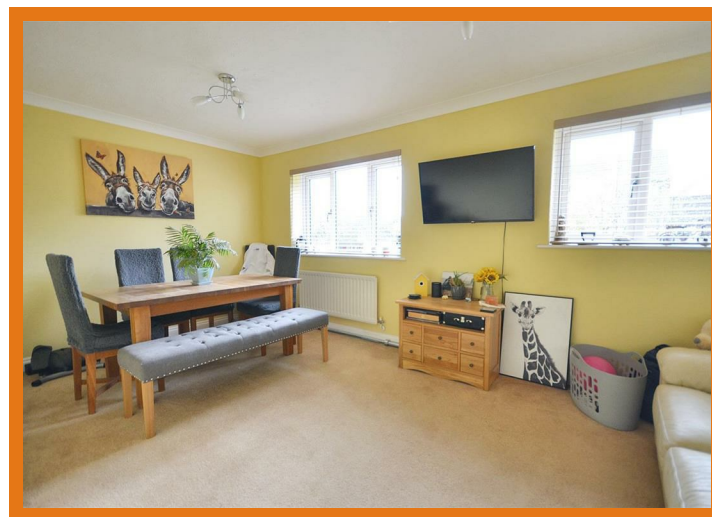
Mains Drainage

Freehold

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights go over the bridge and turn right onto the A357. Continue on this road for about 5 miles and turn left for Stalbridge. Go through the town. The next village is Henstridge. Continue through the village to the traffic lights crossroads with the A30 and turn right onto the A30 heading towards Shaftesbury. Take the second turning right into Old Station Gardens then immediately left, where the property will be found at the end of the drive. Postcode BA8 0PU



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.