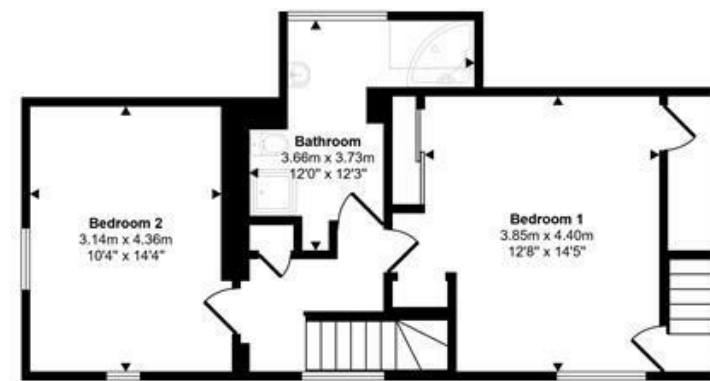
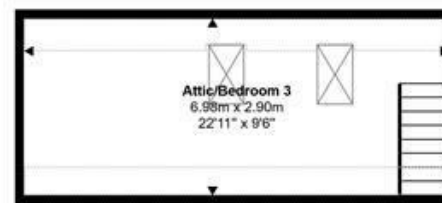


Ground Floor
Approx 107 sq m / 1154 sq ft



First Floor
Approx 55 sq m / 594 sq ft



Second Floor
Approx 20 sq m / 218 sq ft

Denotes head height below 1.5m

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.

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

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

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		



Orchard Close Sturminster Newton

Asking Price
£400,000

Brimming with charm and rich in character, this beautifully positioned detached stone cottage dates back to the late 1700s, with later additions creating a wonderfully flexible family home of nearly 2,000 sq. ft. (183 sq. m). Perfectly placed on the cusp of town and countryside, it offers a truly idyllic lifestyle—just a short stroll from a friendly village pub, primary school, tranquil river walks, and rolling countryside, with the town centre also within walking distance.

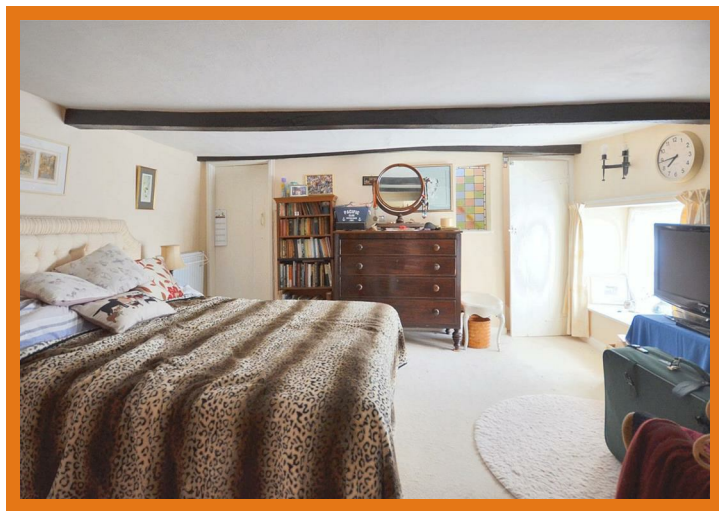
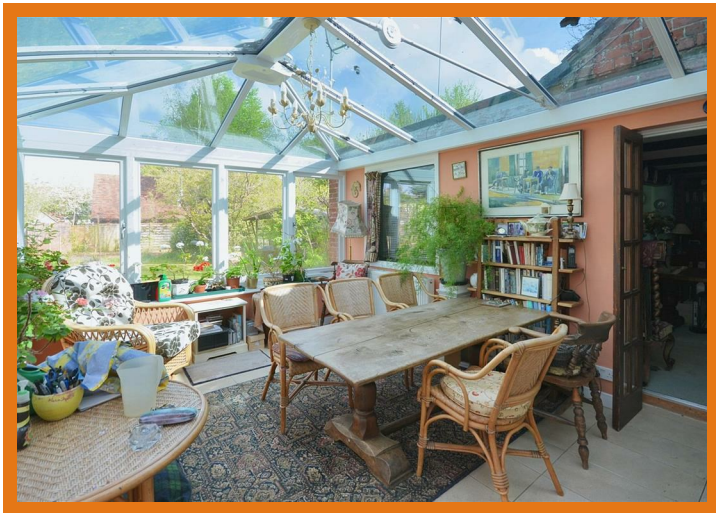
Inside, the home is steeped in original features—exposed beams, deep-silled cottage windows, and the promise of a cosy fireplace waiting to be uncovered in the sitting room. Arranged over three floors, the accommodation is full of character and flexibility, with exciting scope to update and enhance to your taste, subject to the necessary permissions.

There are three to four bedrooms, including a charming attic room—perfect as a playroom, creative studio, or inspiring work-from-home space. A versatile shower room/bedroom on the ground floor adds further adaptability, alongside two generously sized double bedrooms upstairs.

Living spaces include a welcoming, spacious sitting room, an elegant formal dining room, a good sized kitchen/breakfast room, and a light-filled conservatory overlooking the garden. Whether you're dreaming of a peaceful retreat or a stylish, character-filled family home, this property offers the perfect canvas to make it your own.

Outside, the delightful garden is a private haven—perfect for al fresco dining or lazy afternoons—with a summerhouse and a large timber workshop, ideal for conversion into a garage, studio, or garden office. Parking is available both on-road and securely behind gates.

Offered with no onward chain, this rare and historic home offers not only a beautiful place to live but also the potential to shape something truly special in one a most desirable settings.



The Property

Accommodation

Inside

Ground Floor

Living in the cottage you would enter from the courtyard at the side into a bright and generously sized conservatory that overlooks the garden. Part of the conservatory has a utility area fitted with a washing machine and space for a fridge/freezer. The conservatory offers a flexible space that will evolve to suit your own lifestyle. For practicality, the floor is tiled. Doors lead off to the kitchen/breakfast room and to the dining room. The large dining room, again offers flexible space and could be interchanged with the sitting room according to the season. It retains character features including exposed ceiling beams and stone walls and has a large stone mullioned window. There is a paned glass window to the rear and paned glass door opening to the rear garden plus a door to the sitting room. This is a spacious and bright room with windows to the front, exposed ceiling beams and the opportunity to uncover the open fireplace. Stairs rise to the first floor and doors lead off to a storage cupboard, boiler room and shower room/bedroom and the kitchen/breakfast room.

The kitchen/breakfast room is a good size fitted with a range of units consisting of floor cupboards with drawers, separate drawer unit and eye level cupboards. There is a good

amount of work surfaces with a tiled splash back and a one and a half bowl stainless steel sink and drainer with a mixer tap. Included in the sale is the slot in cooker.

First Floor

Stairs rise to the galleried landing with window to the front and doors to the airing cupboard, main bathroom and bedrooms one and two. The bathroom is fitted with a shower cubicle with an electric shower, pedestal wash hand basin, WC and corner bath. There are two double bedrooms - bedroom two enjoys a double aspect with a window to the side and porthole window to the front. The main bedroom has a window to the front, walk in wardrobe with light and door to the staircase leading up to the attic room.

Second Floor

There is a large attic room with light, power and heat plus skylights to the rear. It offers excellent potential as a bedroom, hobbies room, play room or work from home space and allows you to tailor it to suit your own needs.

Outside

Parking

From the close there is a double timber gate that opens to a paved courtyard style area to the side of the cottage. This could provide parking for two cars, however there is plenty of on road parking in the close. There is a large timber work shop with light and power that offers the

potential to convert into a garage, if required.

Gardens

These lie to the rear of the cottage and are mostly laid to lawn and interspersed with trees - including an apple tree and medlar - and shrubs. There is also an area for vegetables, a summerhouse plus two other sheds. The garden is a good size, enclosed by timber fencing and boasts a private and sunny haven for those who enjoy the outdoors.

Useful Information

Energy Efficiency Rating - Exempt - Grade II Listed
Council Tax Band E
Cottage Style Wood Framed Windows - some with secondary glazing
Gas Fired Central Heating
Septic Tank Drainage
Freehold
No Onward Chain

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights proceed over the bridge and turn right onto the A357 heading towards Sherborne. Take a right hand turn into Orchard Close, which is shortly after the left turning for Glue Hill. The property is immediately on your right. Postcode DT10 2HN
What3words - trapdoor.formal.reminds

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.