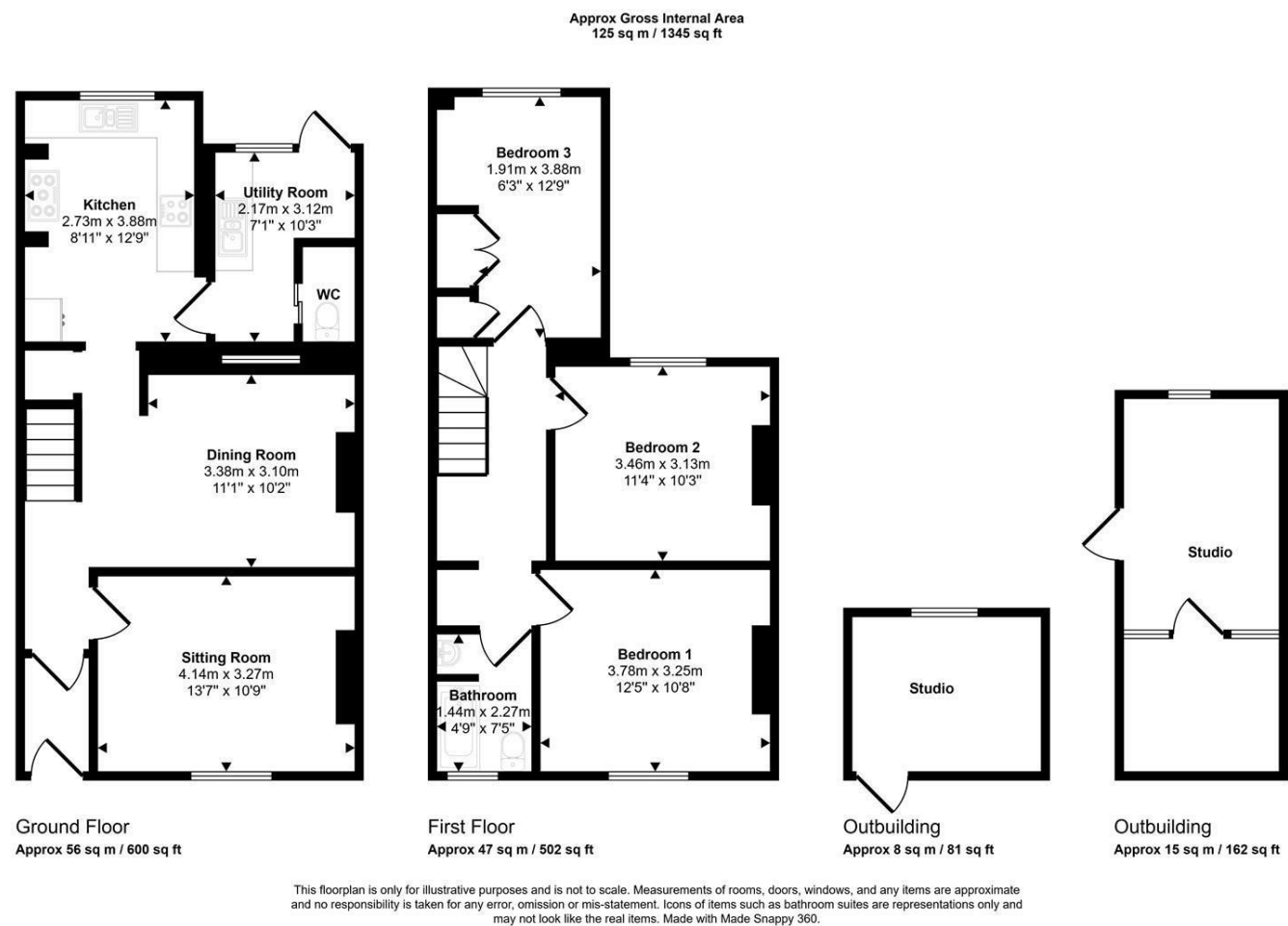
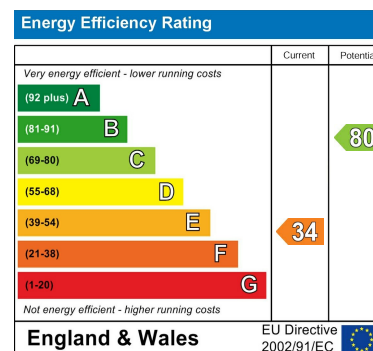




1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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



Victoria Gardens Henstridge

Guide Price
£365,000

A delightful Victorian mid-terraced home offering three generously sized bedrooms, within easy reach of the village's facilities and delightful countryside walks. The village boasts a local shop with post office, two public houses, primary school and village hall hosting a variety of events. The property is ideally located with easy commuting links close by, including the A30 and A303 and is just two miles away from a mainline train station at Templecombe. The property benefits from two wood burning stoves, Raeburn stove solid fuel heating and hot water, infra-red electric heaters and benefit of new double glazing fitted in march 2025 and off road parking put in to the front. There is well-proportioned, bright accommodation with an easy to use layout that would satisfy many potential buyers' needs - making a great family home which would equally suit those looking for a UK base lock up and leave. An early viewing is strongly recommended to appreciate this home and to avoid missing out on the chance of being the next lucky owner.

In brief, the ground floor accommodation consists of an entrance hall, a good sized sitting room with wood burning stove, a dining room with wood burning stove, kitchen with Raeburn stove, utility room and WC. On the first floor there is the bathroom and three good sized bedrooms. Outside, the property has an easy to manage rear garden with two studio offices and front garden. The property also offers off road parking to the front for two cars.

Energy Efficiency Rating TBC - Council Tax Band C - FREEHOLD - DRAFT DETAILS



ACCOMMODATION

Ground Floor

Entrance Hall

Wall light. Wooden front door with semi-circular window above. Electric meter. Dado rail. Part glazed door to lobby.

Lobby

Olde English Ennerdale tiled floor. Radiator. White panelled door to sitting room. Stairs rising to first floor.

Sitting Room

Ceiling light. Double glazed Sash window to the front . Fitted cupboards and shelves to each side of fireplace. Part panelled wall to dado rail. Wood burning stove with brick surround. Wooden mantlepice. Slate tiled hearth. Radiator. Thermostat. TV and power points.

Dining Room

Spotlights. Sash window to utility room/garden aspect. Fitted shelves and cupboards to each side of wood burning stove. Brick surround. Slate hearth. Radiator. Understairs cupboard and storage area with light. Power and phone points. Part tiled Olde English Ennerdale tiled floor. Part wood floors. Doorway to kitchen.

Kitchen

Spotlights. Sash window to garden aspect. A range of wall and floor mounted cupboards with laminate worksurface. One and a half stainless steel sink with chrome mixer tap. Raeburn solid fuel stove with double hob and double oven. Wooden mantle. Brick hearth. Integrated Neff electric double oven/grill. Neff extractor and light. 4 ring electric hob. Power points. Space and plumbing for dishwasher. Part glazed door to utility room.

Utility Room

Ceiling light. Plastic glazed lean to roof. Stainless steel sink with laminate worksurface. Tiled laminate floor. Space and plumbing for washing machine. Door to part-glazed door to garden. Sliding door to WC.

WC

Ceiling light. Extractor fan. Wood panelling to dado rail. Laminate floor.

First Floor

Landing

Ceiling light. Access to loft. Storage area with hanging rail and shelves above.

Bedroom One

Ceiling light. Double glazed Sash window. Radiator. TV and power points.

Bedroom Two

Ceiling light. Double glazed sash window. Radiator. Power points.

Bedroom Three

Ceiling light. Double Glazed sash window. Fitted wardrobes with hanging rail and slatted shelves. Airing cupboard with immersion tank. Radiator.

Bathroom

Ceiling lights. Window to front aspect. Infrared radiator. Panelled bath with electric shower above. Shower screen. Part tiled walls. Wash hand basin with mixer tap on set on vanity unit, mirror above. Low level WC with dual flush button. Storage cupboard. Laminate floor.

Parking

Off road parking has been created to the front for two cars.

Garden

The rear garden is mainly laid to lawn with mature flowering borders, a privet hedge and wooden fence. The garden also benefits from a new addition of a gravelled sitting area at the top of the garden. A path leads down the garden to the two studios and a gravel path leads on to the rear of the garden, where there is a seating area with beautiful far-reaching views of the Blackmore Vale.

Studio One

6.10m x 3.05m (20' x 10')
Ceiling light. Wood floor. Power and phone points. Air conditioning.

Studio Two

2.5m x 3m (8'2" x 9'10")
Ceiling light. Wood floor. Sound proofed. Power and phone points. Air conditioning.

Useful Information

Energy Efficiency Rating TBC
Council Tax Band C
Solid Fuel Heating and Hot Water from Raeburn Stove
Infra-Red Electric Radiators
New double Glazed windows fitted in March 2025.
Mains Drainage
Freehold

Directions

From Sturminster

Leave Sturminster via Bridge Street heading towards Sherborne. Follow signs for Stalbridge. Go through the town. The next village is Henstridge. Go through the traffic calming sections and the property will be found on just past Southmead Lane on the right hand side. Postcode BA8 0RE.



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.