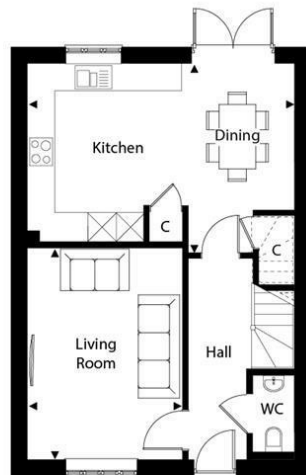


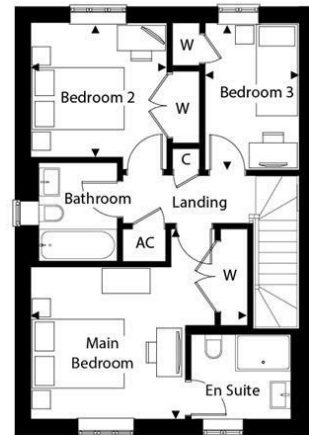
## The Edmondsham

Plot 54, 55, 56, 78 & 79



### Ground Floor

|                |               |               |
|----------------|---------------|---------------|
| Kitchen/Dining | 5.83m x 3.85m | 19'1" x 12'7" |
| Living Room    | 3.38m x 4.63m | 11'1" x 15'2" |



### First Floor

|                               |               |                |
|-------------------------------|---------------|----------------|
| Main Bedroom (incl. wardrobe) | 4.72m x 3.31m | 15'6" x 10'10" |
| Bedroom 2                     | 2.95m x 2.92m | 9'8" x 9'7"    |
| Bedroom 3                     | 2.03m x 3.19m | 6'8" x 10'5"   |

Total floor area 101m<sup>2</sup> 1082ft<sup>2</sup>

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
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www.mortonnew.co.uk

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



## Fiddleford Ridge Sturminster Newton

Prices From  
£375,000

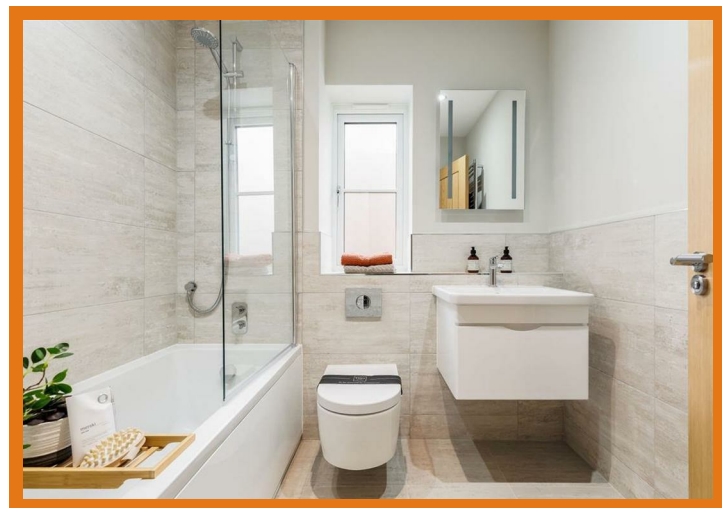
**\*Stamp Duty Paid By Developer\*** A beautifully designed three-bedroom end-of-terraced home offering contemporary comfort and practical living.

The Edmondsham combines modern style with thoughtful design to create a home perfectly suited for today's lifestyle. The spacious open-plan kitchen and dining area is ideal for entertaining, with French doors opening onto the rear garden for seamless indoor-outdoor living. A separate living room at the front of the home provides a welcoming retreat, while a convenient cloakroom and generous storage complete the ground floor.

Upstairs, the main bedroom features fitted wardrobes and a sleek en-suite shower room, while two further bedrooms and a modern family bathroom offer flexible space for family, guests or home working. Finished to a high specification throughout, The Edmondsham delivers both comfort and quality in every detail.

Set within the charming market town of Sturminster Newton, Dorset, this home enjoys a peaceful rural setting surrounded by beautiful countryside, while offering convenient access to local amenities, schools and transport links - creating the perfect balance of modern living and village charm.





## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens into a welcoming entrance hall with doors leading to the living room, kitchen/dining area and a convenient cloakroom. Stairs rise to the first floor. The spacious living room enjoys a window to the front aspect, filling the space with natural light and creating a comfortable area for relaxation.

To the rear of the property is the impressive open-plan kitchen and dining area, featuring French doors that open directly onto the garden - ideal for entertaining or family living. The kitchen is fitted with a stylish and contemporary range of floor and wall-mounted units, complemented by generous work surfaces and an under-mounted stainless steel sink with chrome mixer tap. Integrated appliances include a built-in oven and hob with extractor hood, fridge/freezer and dishwasher. There is also a useful under-stairs

storage cupboard accessible from the hall.

##### First Floor

Stairs rise to a well-proportioned landing providing access to three bedrooms and the family bathroom. The main bedroom benefits from built-in wardrobes and a modern en-suite shower room fitted with a thermostatic shower. Bedroom two offers ample space and features built-in storage, while bedroom three provides an ideal guest room, nursery or home office. The family bathroom is finished with a modern white suite comprising a low-level WC, pedestal wash basin and panelled bath. A chrome heated towel rail, Porcelanosa tiled walls and ceramic tiled floor complete the contemporary look.

#### Outside

##### Parking

Allocated parking with two spaces at the rear of the property.

##### Garden

With planting at the front the property, the rear gardens are fully turfed, fenced and include a generous patio as standard.

### Useful Information

Predicted Energy Rating B  
Council Tax Band TBA  
Double Glazed Windows  
Gas Fired Central Heating Boiler  
Mains Drainage  
Freehold  
No Onward Chain  
10 Year Build Warranty  
There will be an estate maintenance charge - amount to be confirmed  
Buying Schemes: Part Exchange, Express Move and Own New

### Location and Directions

From the office turn right and proceed to the traffic lights and turn right onto Old Market Hill. At the next set of lights turn left heading towards Shaftesbury and take the second turning on your right into Elm Close. Take the first turning left into Bull Ground Lane where the development is located.

Postcode DT10 1JG

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.