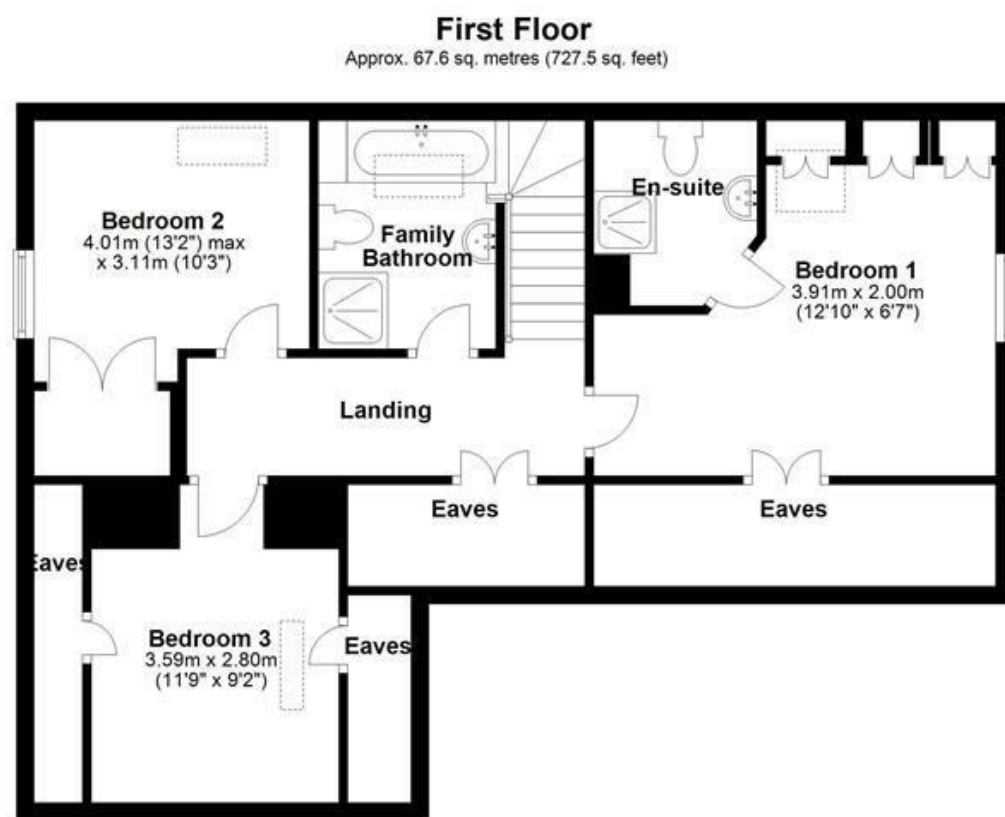
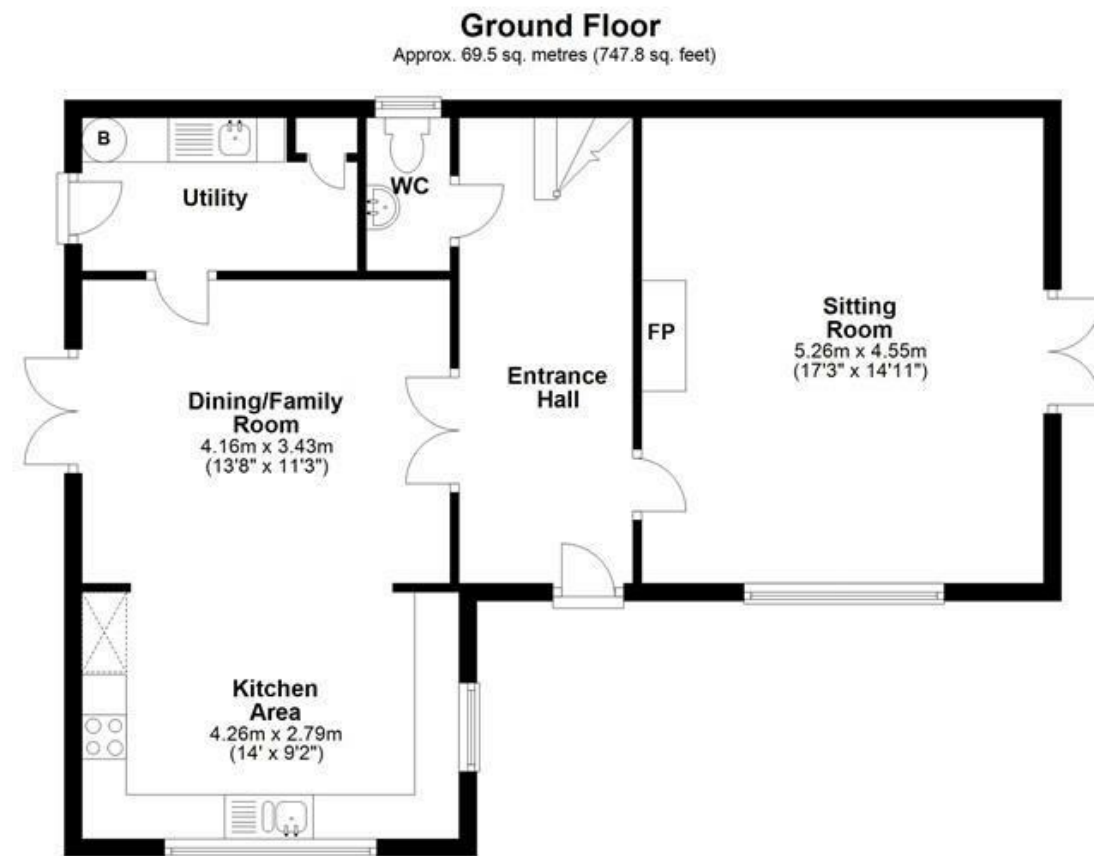




Total area: approx. 137.1 sq. metres (1475.2 sq. feet)

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		
England & Wales	74	78
EU Directive 2002/91/EC		

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The Green Hazelbury Bryan

Guide Price
£375,000

Tucked away in a peaceful village setting that perfectly balances rural charm with everyday convenience, this beautifully maintained detached chalet-style home offers space, style, and a wonderfully welcoming feel. The village itself is everything you'd hope for — complete with a friendly pub, local shop, primary school, and village hall — all just a short drive from the delightful market town of Sturminster Newton.

Step inside and you'll immediately sense the warmth and flow of the home. The spacious entrance hall sets the tone, leading to a bright sitting room with a wood-burning stove for cosy nights in, and double doors opening onto a sunny seating area — ideal for summer evenings. At the heart of the home lies a fabulous open-plan living space — a contemporary layout that's perfect for modern family life and entertaining. The kitchen is both practical and stylish, with plenty of storage, some built-in appliances, and a sociable dining area that invites everyone to gather. A separate utility room and cloakroom keep things effortlessly organised. Upstairs, there are three generous double bedrooms, including a lovely main suite with its own en-suite shower room. The family bathroom adds a touch of indulgence with a built-in TV positioned for long, luxurious soaks. Clever eaves storage keeps everything neat and tidy.

Outside, the private garden enjoys plenty of sunshine — an inviting and secluded space to relax, entertain, or simply soak up the peace of the surroundings. There's also a garage and parking for three cars. The ground floor features practical wood-effect Karndean flooring throughout — smart, stylish, and ideal for country living.

Well-connected yet wonderfully private, this is a home that truly has it all — charm, comfort, and a setting that makes everyday life feel that little bit special.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a generously sized and welcoming entrance hall with stairs rising to the first floor and double doors leading to the kitchen/dining/family room, door to the sitting room and to the cloakroom, which is fitted with a wall mounted wash hand basin and a WC. There is plenty of room in the hall for coats, boots and shoes. The floor is laid in an attractive and practical wood effect Karndean that continues throughout the ground floor with the exception of the sitting room, which is laid to carpet.

The well proportioned sitting room enjoys plenty of natural light from its dual aspect with a window to the front and double doors opening out to the side paved seating area. There is ample room for settees and armchairs and the fireplace with a wood burner, on a slate hearth adds character and warmth to the setting.

The hub of the household will certainly be the spacious open plan living space - ideal for families and a great place for entertaining friends. There is enough space for relaxing and dining with room for settees and a large table. Double doors open to a sheltered and private seating area and there is a door to the utility. The kitchen area enjoys a double outlook with views over the garden. It is fitted with a range of wood fronted units consisting of floor cupboards with drawers, separate deep pan drawers and eye level cupboards and cabinets. You will find a good amount of work surfaces, with a tiled splash back and a one and half bowl sink with mixer tap. There is a built in electric double oven and ceramic hob with extractor hood over, plus an integrated dishwasher, wine cooler and space for a fridge/freezer.

From the utility there is a door to the sheltered seating area. It is fitted with a tall storage cupboard, floor cupboard with work surface over and stainless steel sink and drainer with mixer tap. There is space and plumbing for a washing machine. You will also find the oil fired central heating boiler.

First Floor

Stairs rise to the landing where there is eaves storage and doors leading off to the bedrooms and the bathroom. This is fitted with a suite consisting of a tiled shower cubicle, WC, double ended bath with central taps and a wall mounted television to one end, and a pedestal wash hand basin. For practicality, there is vinyl flooring.

All three bedrooms are double sized and have access to eaves storage. Bedrooms one and two also have built in wardrobes and the main bedroom has the benefit of an en-suite shower room.

Outside

Garage and Parking

From The Green there is a lane that leads to the parking and garaging. In front of the garage, there is space to park one car comfortably. The garage is currently divided into two areas - first is the store with up and over door - measuring 2.79 m x 2.59 m/9'2" x 8'6", and to the rear there is an office - measuring 2.59 m x 1.85 m/ 8'6" x 6'1", with light, power and personal door to the garden.

Garden

From the parking there is a single gate to the garden plus double gates that open to additional parking for two cars. The rest of the garden of the garden is laid to lawn with shrub and flowers plus a paved seating area to the side of the sitting room, where there is also a summerhouse and a further private courtyard to the family room side. The whole garden is fully enclosed enjoying a sunny aspect and a high degree of privacy.

Useful Information

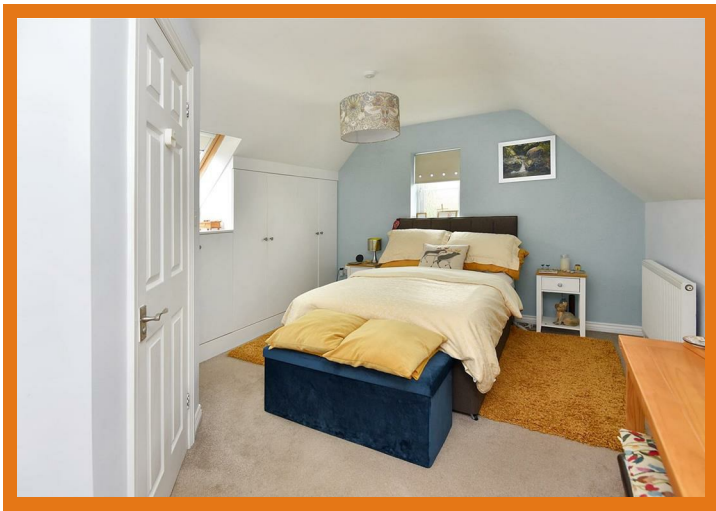
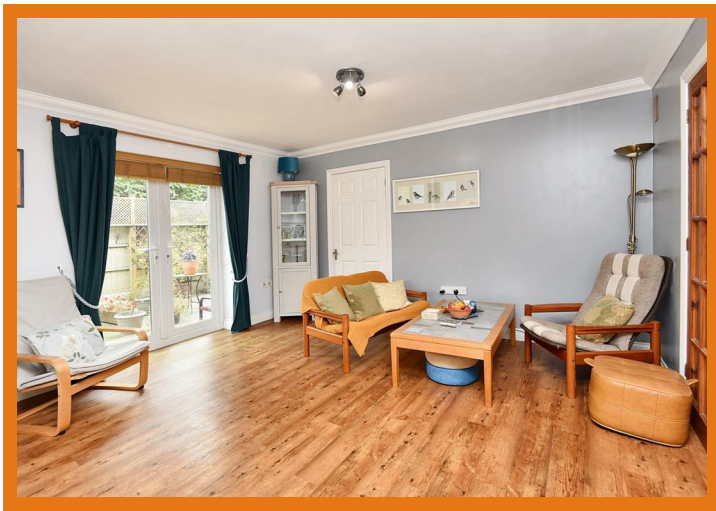
Energy Efficiency Rating C
There is a smart meter fitted
Council Tax Band D
uPVC Double Glazing
Oil Fired Central Heating
Mains Drainage
Freehold

Location and Directions

The property is situated in the Kingston area of the popular and sought after village of Hazelbury Bryan, which lies in the beautiful Blackmore Vale countryside and is about five miles from the picturesque market town of Sturminster Newton. The village itself has a lively community with many events taking place around the area and also in the village hall. For every day essentials there is the Red Barn shop, the village also has a public house, park/recreational grounds and primary school. Sturminster Newton has further facilities with a range of independent shops and chain stores, doctor and dental surgeries, schooling for all ages and The Exchange - a major entertainment venue. Sherborne with a mainline train station is about twelve miles away.

Postcode - DT10 2DX

What3words - ///subsets.feathers.cluttered



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.