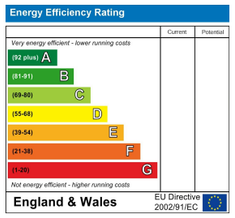
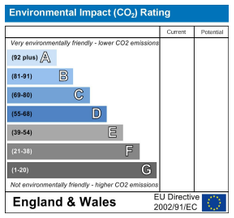
1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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





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selling and letting properties

Courtney Close
Shroton

Asking Price
£600,000

A rare chance to purchase a unique and delightful detached home offering four double sized bedrooms and set in a tranquil no through lane, backing onto paddocks, in the desirable and sought after Dorset village of Shroton. The village has an excellent community spirit and a popular public house - The Cricketers, a well supported church and award winning Meggy Moos farm shop selling local produce. Further facilities are available at Iwerne Minster a five minute drive or a twenty minute or so walk away over country fields. There is also buses to Clayesmore Preparatory School in Iwerne Minster, the primary school at Fontmell Magna and the senior school at Shaftesbury.
The property was built in the 1970s and has been a very much loved and enjoyed home to our selling family for about fifteen years. During this time it has been sympathetically extended and re-configured to provide a contemporary home with nearly 2000 sq. ft. of space that will certainly tick the box for many potential buyers. The property has been updated to an extremely high standard with Oak veneered doors throughout, Quartz work surfaces, Quooker tap, water softener and chilled filtered drinking water, plus a variety of styles of quality flooring as well as external landscaping and the addition of a barbecue lodge for entertaining. The property also benefits from cavity wall insulation, uPVC double glazing and oil fired central heating plus some electric underfloor heating. In addition, there are wholly owned solar panels providing a good annual income. A viewing is an absolute must to really appreciate this very special home and what it can offer the next lucky owner.

In brief, the ground floor consists of bright and welcoming entrance hall, study, sitting room with open fire and a large open plan living space providing a family area, dining area and kitchen area fitted with a range of contemporary units with integrated appliances. There is also a utility room with access to the garage and a separate boot room with plumbing for a shower plus a good sized cloakroom. On the first floor there is the family shower room and four double bedrooms, three with fitted wardrobes and the main bedroom boasting a full en-suite bathroom and covered balcony taking in some delightful views over the neighbouring countryside to Hambledon Hill. Outside, there is parking for about five cars, garage with power, established front garden and a nicely proportioned rear garden with barbecue lodge enjoying the views, side shed with power, light and work bench.

Energy Efficiency Rating tba - Council Tax Band E - DRAFT DETAILS

ACCOMMODATION

Ground Floor

Entrance Hall
Part glazed front door with full height windows to either side open into a good sized bright and welcoming entrance hall. Window to the side. Ceiling lights. Part coved. Central heating thermostat. Radiator. Power points. Limestone tiled floor with underfloor heating. Oak stairs rising to the first floor with storage cupboard under. Doors to the kitchen, family room, study and to the:-

Sitting Room
5.23m x 3.61m" (17'2 x 11'10")
Bow window overlooking the front garden. Recessed ceiling lights. Coved. Radiator. Power and television points. 'Jet Master' open fire with marble surround and granite hearth. Solid wood flooring.

Study
3.00m" x 2.08m" (9'10" x 6'10")
Duel aspect windows to the front aspect. Ceiling light. Coved. Radiator. Power and telephone points.

Family Room
2.74m x 4.67m" (9' x 15'4")
French doors with matching full height windows to either side open to the rear paved seating area. Ceiling light. Coved. Radiator. Power and television points. Door to the boot room and opening to the:-

Kitchen
4.88m x 2.39m" (16' x 7'10")
Window to the front. Recessed ceiling lights. Plenty of power points. Fitted with a range of stylish, gloss finished contemporary kitchen units consisting of floor cupboards, pull out corner carousel and mood lighting, larder cupboard, two sets of deep drawers and eye level cupboards and cabinets. Good amount of Quartz work surfaces with matching upstand and inset 'Franke' one and half bowl sink and Swan neck mixer tap providing hot, cold and chilled filtered water. An additional Quooker tap provides boiling water. Integrated fridge/freezer and dishwasher. Built in double electric oven and induction hob with feature splashback and extractor hood over. Porcelain tiled floor. Opens into the:-

Dining Room
3.86m" x 3.23m" (12'8" x 10'7")
Boasting a double outlook with window overlooking the paved seating area to the side and to the rear garden and adjoining paddocks. Ceiling light. Coved. Two radiators. Power and television points. Porcelain tiled floor. Door to the:-

Utility Room
Window with view over the rear garden and part glazed door to the side. Ceiling light. Extractor fan. Fitted with broom cupboard, floor cupboard and separate drawer unit. Work surface with stainless steel sink and drainer. Radiator. Power points. Space and plumbing for a washing machine and tumble dryer and space for a drinks fridge. Central heating programmer. Porcelain tiled floor. Door to the garage.

Boot Room and Cloakroom
Window to the rear with view over the garden and part glazed door opening to the rear. Recessed ceiling lights. Coved. Radiator. Power points. Travertine tiled floor. The hot/cold/waste connection is in place for a shower. Door to the:-
Cloakroom - Obscured glazed window to the side elevation. Ceiling light. Extractor fan. Coved. Low level WC with economy flush facility. Wall mounted chrome heated towel rail. Floating wash hand basin with mixer tap and illuminating mirror over. Porcelain tiled floor.

First Floor

Landing
Stairs rise to an oak galleried landing with velux window to the front enjoying distant views. Recessed ceiling lights. Smoke detector. Access to the loft space with drop down ladder, boarded, lined and with light. Airing cupboard housing the hot water cylinder, fitted with slatted shelves and hanging rail and power pump for both showers. Power points.

Main Bedroom
3.63m" x 3.00m" (11'11" x 9'10")
Measurements exclude the entrance hall and the wardrobes. Double doors with full height windows to either side open to the balcony enjoying fabulous countryside views. Velux window. Ceiling light. Smoke detector. Radiator. Power and television points. Built in wardrobes with sliding doors, hanging rails, drawers and shelves. Door to the:-

En-Suite Bathroom
Obscured glazed window to the front elevation. Recessed ceiling lights. Extractor fan. Storage cupboard with shelves and shaver socket. Fitted with a stylish modern bathroom suite consisting of large walk in shower with choice of a drench shower or hand held shower head, low level WC with economy flush facility, deep bath with central swan neck mixer tap and pull out hand shower, twin sink vanity unit with mirrors and lighting over. Chrome heated towel rail. Wood effect ceramic tiled floor with underfloor heating.

Bedroom Two
3.33m" x 3.58m" (10'11" x 11'9")
Measurements exclude the wardrobes which are fitted with rails, shelves and drawers. Window to the front. Power points and radiator.

Bedroom Three
2.79m" x 3.02m" (9'2" x 9'11")
L shaped room - maximum measurements excluding the wardrobes. Window to the rear with view over the garden and paddocks. Ceiling light. Radiator. Power and television points. Door to small cupboard. Built in deep wardrobe with sliding doors, hanging rails, shelves and drawers.

Bedroom Four
2.26m" x 3.94m" (7'5" x 12'11")
Window to the front with countryside views towards Preston hill. Ceiling light. Access to loft space. Radiator. Power and television points.

Shower Room
Obscured glazed window to the side elevation. Ceiling light. Extractor fan. Corner shower cubicle with wet wall panelling . Pedestal wash hand basin with mono tap, tiled splash back and bathroom cabinet with integral lighting. Low level WC with economy flush facility. Part wood panelled walls. Chrome heated towel rail. Slate effect vinyl flooring.

Outside

Garage and Parking
5.26m" x 2.49m" (17'3" x 8'2")
Larger than average single garage with up and over door, light and power. Housing an electrical consumer unit, solar panel control and oil fired central heating boiler. Fitted with water softener for the whole house, shelves and work surfaces plus an outside water tap with softener. There is enough room on the drive to park about five cars.

Gardens
The front garden is partly laid to lawn with shaped beds planted with a variety of shrubs, flowers and trees. The rear garden is of a good size enjoying a sunny aspect backing onto pony paddocks and is mostly laid to lawn with a paved seating area and a decked breakfast terrace, shrub and flower beds plus a fabulous entertaining lodge with barbecue. The oil tank, log stores and bins are shielded from view by a timber fence.

Directions

From the Sturminster Newton Office
At the traffic lights turn onto Old Market Hill. Turn left at the next set of lights heading towards Shaftesbury. Continue through the village of Manston and turn right on the bend heading towards Child Okeford. Continue on this road until the village passing the Saxon Pub, farm shop and village hall. Take the next turning left, just before the memorial and continue for a few miles. At the crossroads turn right to Shroton and follow this road into the village. At the junction turn left go passed the Cricketers. At the end of the road go straight over into The Corner, which leads to Courtney Close where the property will be found on the left hand side.

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.