



Kingston Lane
Hazelbury Bryan

Offers In Excess Of
£550,000

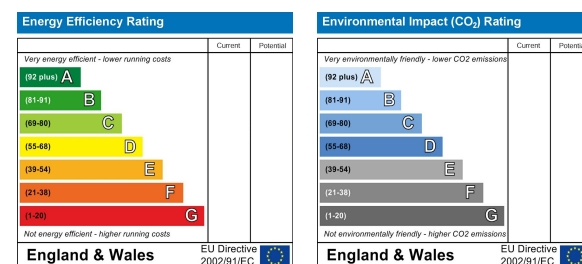
Boasting an elevated position and taking in some splendid views over the Blackmore Vale countryside is this recently refurbished detached home with three double bedrooms and enjoying a quiet lane side situation in this popular Dorset village. Over the last few years the property has been completely transformed from a dated bungalow into a stunning and contemporary home that will certainly bring a smile to those that view and will satisfy many potential buyers' needs. The property offers a bright and free flowing layout with the principal reception room running the whole width and revelling in those fabulous views with accommodation amounting to around 1740 sq ft (161 sq m). The property has benefited new drainage, electrics, garage roof, bathroom suites and kitchen units as well as a new boiler and central heating system. The property is also fully insulated and has triple glazing to the front, double glazing to the rear, 'K' rendering and outside electric and water. A first floor was added to create a wonderful main bedroom suite with en-suite bathroom and dressing room plus full height windows in the bedroom, which take full advantage of the view. Viewing is essential to truly appreciate this unique and stylish home.

In brief, the accommodation consists of good sized welcoming reception hall, sitting room with fireplace, fabulous combined family and dining room with stunning views over the Blackmore Vale countryside and kitchen fitted with plenty of cupboards and some integrated appliances. In addition, there are two double bedrooms, both with fitted wardrobes, utility, bathroom fitted with a stylish suite and a utility room. On the first floor there is the main suite with separate dressing area and bathroom. Outside, there is parking for about three cars, good sized garage and front and rear gardens.

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

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ACCOMMODATION

Ground Floor

Reception Hall

Front door with inset glass panes and matching full height window to one side open into a good size and welcoming reception hall. Recessed ceiling lights. Access to the loft space with drop down Radiator. Power points. Inset coir matting by the front door. Vertical panelled doors to the cloakroom, bathroom and bedrooms. Opens to the kitchen and to the:-

Sitting Room

3.81m" x 5.41m" (12'6" x 17'9")

Ceiling lights. Smoke detector. Radiator. Power and telephone points. Television shelf and storage/display shelves. Fireplace with Oak mantel, stone hearth and multi-fuel burner. Opening and one step down into the:-

Family and Dining Room

3.33m" x 8.31m" (10'11" x 27'3")

High level windows to either side and full height windows and double doors opening out to the decked seating area to the front and enjoying fabulous rural views. Recessed ceiling lights. Two radiators. Power and television points. Porcelain tiled floor. One step up and opens into the:-

Kitchen

4.70m" x 3.00m" (15'5" x 9'10")

Recessed ceiling lights. Light tunnel. Radiator. Power points. Fitted with a range of soft closing high gloss finished kitchen units consisting of floor cupboards, separate drawer units with shallow and deep drawers, pull out bin cupboard or vegetable store, pull out larder cupboard with racks, housing for a fridge/freezer and further tall cupboard fitted with shelves. Generous amount of laminated work surfaces. pat tiled walls. One and half bowl ceramic sink and drainer with swan neck mixer tap. Built in double eye level electric oven and microwave with storage cupboard above and drawer below. Induction hob with extractor hood above. Porcelain tiled floor. Part glazed door to the:-

Utility

Window to the front with countryside views. Ceiling lights. Coat hooks. Radiator. Power points. Fitted with floor and eye level cupboards, one and half stainless steel sink and drainer with mixer tap, wood effect work surfaces and tiled splash back. Space for a tumble dryer and space and plumbing for a washing machine and dishwasher. Oil fired central heating boiler. Porcelain tiled floor. Door to the rear garden.

Bedroom Two

3.23m" x 3.15m" (10'7" x 10'4")

Window with view over the rear garden. Ceiling light. Radiator. Power and television points. Wall shelves. A range of bedroom furniture including chest of drawers, two single wardrobes with shelves and hanging rails, floating bedside tables and overhead storage cupboards plus built in wardrobe with sliding doors, hanging rail and overhead storage.

Bedroom Three

3.23m" x 3.25m" (10'7" x 10'8")

Window with view over the rear garden. Ceiling light. Radiator. Power points. Built in wardrobes with sliding doors, hanging rail and overhead storage cupboards.

Family Bathroom

Obscured glazed window to the rear elevation. Ceiling light. Extractor fan. Radiator. Fitted with a modern stylish suite

consisting of large shower cubicle, double ended bath with freestanding swan neck mono tap and hand held shower, low level WC with dual flush facility and oblong wash hand basin with waterfall tap, tiled splash back, mirror and light over. Recess fitted with shelves. Part tiled walls and matching tiled floor.

Cloakroom

Obscured glazed window to the side elevation. Ceiling light. Radiator. Low level WC with dual flush facility and integrated sink. Tiled floor.

First Floor

Main Bedroom

3.53m" x 5.79m (11'7" x 19')

Bespoke staircase with Oak handrail and glass panels rises to a small landing with opening to the dressing area and door and step down into the bedroom. Note that there is some restricted headroom and the measurement is to the top of the upright. Two skylights to either side and full height windows to the front taking in the most splendid view over the surrounding countryside. Ceiling and wall lights. Two radiators. Power, telephone and television points. Access to eaves storage.

Dressing Area

Fitted with wall lights, hanging rails and shelves. Door to the:-

Bathroom

Skylight to the side elevation. Extractor fan. Wall light. Fitted with a modern suite consisting of pedestal wash hand basin with waterfall tap, tiled splash back and mirror fronted wall mounted bathroom cabinet, low level WC with dual flush facility and bath with mixer tap and hand held shower attachment. Chrome heated towel rail. Ceramic tiled floor.

Outside

Parking and Garage

7.11m" x 2.82m" (23'4" x 9'3")

Five bar timber gate opens from the lane onto a drive with space to park about three cars. The garage has an up and over door, light and power plus rafter storage and personal door to the side. There is an attached log store to the back of the garage.

Gardens

The front garden is mostly laid to lawn with shrub and flower beds and enclosed in part by Beech hedgerow. There is also a raised decked seating area enjoying those wonderful views. The rear garden again is mostly laid to lawn with a storage area behind the log store, vegetable planter and the oil tank and enjoys a high degree of privacy.

Directions

From the Sturminster Newton Office

Leave the town via Bridge Street at the traffic lights continue over the bridge and turn right onto the A357 heading towards Sherborne. Take the next turning left into Glue Hill, signposted Hazelbury Bryan. Continue along this road for three miles and take a turning on the right, signposted Kingston. Continue for about half a mile to Kingston Cross. Turn left and follow the winding lane until it straightens up, where the property will be found on the left hand side.



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