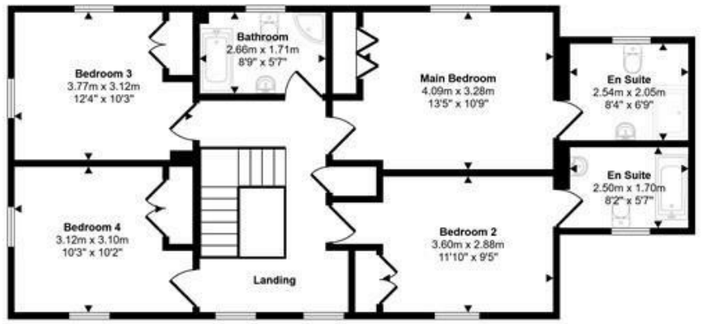
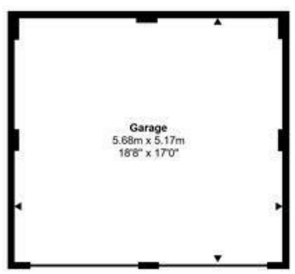
Approx Gross Internal Area
210 sq m / 2257 sq ft



Ground Floor
Approx 96 sq m / 1038 sq ft



First Floor
Approx 84 sq m / 903 sq ft



Garage
Approx 29 sq m / 316 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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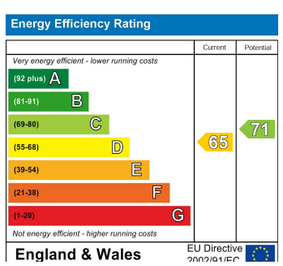

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selling and letting properties



De Briane Close
Sturminster Newton

Guide Price
£625,000

A beautifully presented four-bedroom detached home with three reception rooms, a conservatory, a double garage and a wrap around garden, presented to the market with the bonus of no onward chain. Tucked away in a quiet cul de sac, this lovely family home boasts wonderful views over the surrounding countryside and is immaculate throughout.

Built in 2001, the property has been the much-loved home of our sellers for the last twelve years. During this time it has been kept in immaculate condition and offers well-proportioned, light-filled accommodation, perfect for family life and entertaining alike. A welcoming entrance hall with a handsome wooden staircase rises to a galleried landing, and solid wood doors run throughout. The large triple aspect sitting room is centred around an impressive exposed brick fireplace with a wood burner, and flows through to a bright conservatory, taking in the views. There is also a separate dining room, a study, and a generous kitchen with space for a dining table. A utility room and a particularly large downstairs cloakroom complete the ground floor. Upstairs, all four bedrooms are good sized doubles with built-in wardrobes, two of which benefit from en-suites, together with a family bathroom. Outside, there is driveway parking, a double garage with power and light, and a good sized wrap around garden, mainly laid to lawn.

De Briane Close enjoys a peaceful position within the popular market town of Sturminster Newton, set in the heart of the Blackmore Vale. It is well placed for access to wonderful countryside walks, including the North Dorset Trailway, while remaining within easy reach of the town centre and its range of amenities. The nearby towns of Shaftesbury, Blandford Forum and Sherborne are all within easy driving distance, with mainline railway stations at Gillingham and Sherborne.













The Property

Inside

The front door opens into a welcoming entrance hall, where a handsome wooden staircase with turned spindles and a polished handrail rises to the first floor, setting the tone for the quality found throughout. Solid wood doors lead off to all main ground floor rooms. There is an abundance of storage, with a large larder style cupboard and a further large cupboard under the stairs, and for easy cleaning the floor is laid to tile, which continues through to the kitchen and utility room. The kitchen is a good size, with plenty of room for a dining table, and a delightful outlook over the neighbouring field. It leads through to the utility room, which has a door out to the rear garden. From the hall there is a separate dining room, ideal for entertaining, and through here is a further room currently used as a study, perfect for those working from home. The downstairs cloakroom is a particularly generous room and offers potential to create a downstairs shower room if desired. The sitting room is a large and wonderfully bright triple aspect room. Its real focal point is the impressive exposed brick chimney breast, which rises to the ceiling and has a wooden beam mantel and a raised brick hearth housing a wood burner, perfect for cosy winter evenings. Glazed double doors lead through to the conservatory, a lovely spot to sit and enjoy the far reaching views over the surrounding countryside.

First Floor

Stairs rise to a lovely light and airy galleried landing with attractive wooden balustrading and solid wood doors leading off to all rooms. There is also a large airing cupboard, providing excellent storage. All four bedrooms are good sized doubles, each with built-in wardrobes, giving plenty of storage throughout. The main bedroom is a generous room with the benefit of its own en-suite, and bedroom two also enjoys the luxury of an en-suite, making it ideal for guests or older children. Bedrooms three and four are both well proportioned doubles, with bedroom three enjoying a double aspect. The family bathroom serves the remaining bedrooms. This is a home that truly offers space for the whole family.

Outside

Gardens

One of the real highlights of this home is the far reaching views from the garden over the neighbouring fields and out to the surrounding countryside. The wrap around garden surrounds the property and offers a good degree of privacy. To the front, the lawn is bordered by a well established hedge, giving an attractive approach to the house. The rear garden is mainly laid to lawn and enclosed by timber fencing, with mature shrubs, bushes and trees providing colour and interest. There is a paved patio area, perfect for outdoor dining, entertaining or simply relaxing and taking in the views. A gravel path runs alongside the house, and the garden can be accessed directly from the utility room. It is a lovely space for children and pets to play safely, and truly a garden to be enjoyed.

Double Garage and Parking

The property sits within a quiet cul de sac and is approached over a gravel driveway providing parking for at least two cars. This leads to the double garage, which has two up and over doors, is fitted with power and light, and is kept in immaculate condition. It offers excellent storage, a workshop space or room for two cars.

Useful Information

Energy Efficiency Rating D
Council Tax Band E
Oil Fired Central Heating
Mains Drainage
uPVC Double Glazing
Freehold
No Onward Chain

Location and Directions

Hazelbury Bryan is a popular Dorset village, offering an attractive rural setting with a strong sense of community. The village itself provides a range of local amenities including a village shop, primary school, public house and access to surrounding countryside, ideal for walking and outdoor pursuits. A wider selection of facilities can be found in nearby towns such as Sturminster Newton and Sherborne, offering supermarkets, independent shops, schooling and leisure amenities. The area is well placed for transport links, with access to the A303 and rail services from nearby stations, providing connections further afield.

Postcode - DT10 2QD

What3words ///scornful.uncle.regime

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