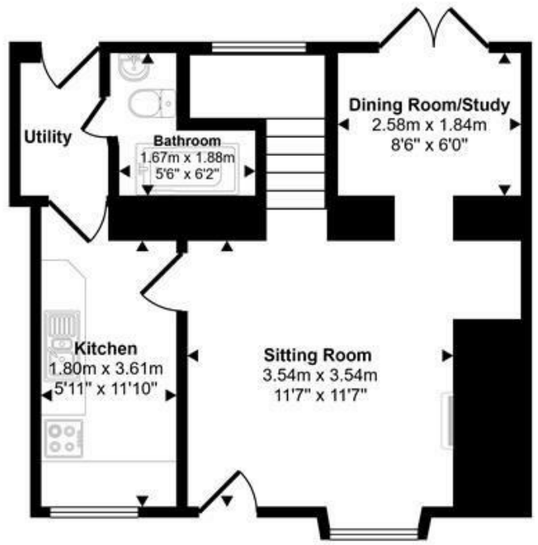
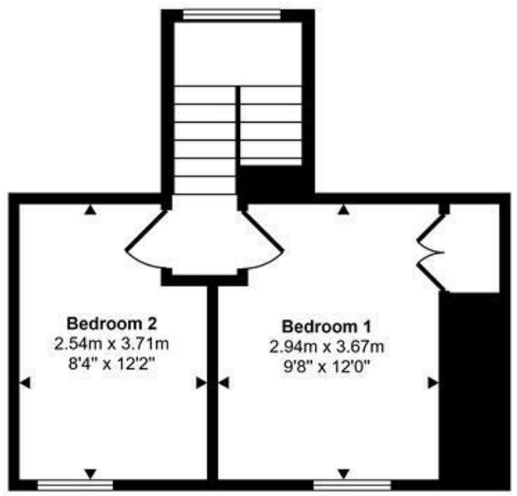
Approx Gross Internal Area
68 sq m / 734 sq ft



Ground Floor
Approx 40 sq m / 433 sq ft



First Floor
Approx 28 sq m / 301 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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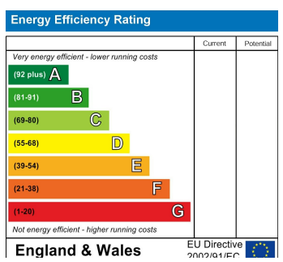

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Partway Lane
Sturminster Newton

Guide Price
£260,000

A charming two bedroom mid terrace cottage set within the popular Dorset village of Hazelbury Bryan, nestled in the Blackmore Vale with wonderful countryside walks and bridleways directly on the doorstep. The village offers a primary school, a village pub, shop and a village hall, with the towns of Sturminster Newton, Blandford Forum and Sherborne all within easy reach.

Well presented and full of character throughout, the accommodation comprises a sitting room with an inglenook fireplace housing a woodburner and a wooden beam above, a dining room or study with access to the rear garden, a kitchen and a bathroom on the ground floor. Upstairs two well proportioned double bedrooms are found, both enjoying pleasant countryside views. New windows and doors have been fitted throughout, adding further appeal to the property.

Outside, an enclosed south easterly facing rear garden enjoys a good degree of privacy, laid to lawn with a patio area and mature shrubs. Driveway parking is available to the front of the cottage. Offered for sale with the benefit of no onward chain, an early viewing is strongly recommended to fully appreciate the charm and character this cottage has to offer.













The Property

Inside
Ground Floor
Entering through the front door, the sitting room is a wonderfully characterful space featuring an inglenook fireplace with a woodburner set beneath a wooden beam, creating a truly impressive focal point and lending the room a warmth and charm that is immediately inviting.

A versatile second reception room sits off the sitting room, equally well suited as a dining room, home office or study, with access leading directly out to the rear garden. The kitchen is fitted with shaker style units and wooden worktops with shelving and a window looking out to the front of the property. There is good scope to update and enhance the kitchen in time, whilst the space itself is well considered and practical. A bathroom and a utility room complete the ground floor accommodation.

First Floor
Stairs rise to the first floor landing where two well proportioned double bedrooms are found. Bedroom one benefits from built in wardrobe storage and both rooms enjoy a pleasant outlook with lovely countryside views beyond.

Outside
Garden
An enclosed south easterly facing rear garden enjoys a good degree of privacy. Laid to lawn with a patio area and a selection of mature shrubs, it is a pleasant and manageable outdoor space. Garden access is available from the study/dining room, utility room and via neighbouring grounds.

Parking
Driveway parking is available to the front of the cottage.

Useful Information

Energy Efficiency Rating - Exemption
Grade II Listed
Council Tax Band C
Oak Timber Framed Double Glazing
Electric Heating
Mains Drainage
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 2DP

What3words - broadcast.install.manager

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