



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.



Kingston
Sturminster Newton

Guide Price
£395,000

A beautifully presented two bedroom detached bungalow, situated in the village of Kingston and offered for sale with no onward chain, is ready to move straight into. Thoughtfully laid out and finished to a high standard throughout, the accommodation extends to just over 1,200 square feet of generous living space across a single level.

The property comprises a good sized sitting room with a woodburner, separate dining room and a modern kitchen with a door leading out to the garden. A spectacular conservatory with an electric burner creates a wonderful additional reception space that can be enjoyed throughout the year, whilst two double bedrooms are served by a well appointed shower room, with an additional separate WC conveniently located off the hallway.

Outside, the property benefits from a good sized wrap around garden; 0.21 acres, with a patio area, lawn and well established orchard, all enjoying a good level of privacy. A summer house, converted garage and shed provide useful additional space within the plot, and the property also benefits from ample off road parking. Lapsed planning permission for a rear single storey extension and loft conversion.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



The Property

Inside

A hallway leads through to the principal rooms. The sitting room is a comfortable and well proportioned reception space, leading through to the dining room which in turn opens into the spectacular conservatory beyond, both light and cosy, making it a room that can be enjoyed throughout the year. The kitchen is fitted with a hob and eye level oven, with integrated appliances including a fridge/freezer, dishwasher and washing machine. A door leads out to the garden.

Two well proportioned double bedrooms are served by a shower room, with a separate WC also conveniently located off the hallway. There is loft access, which is partially boarded and fitted with a fold down ladder.

**Outside
Garden**

A good sized wrap around garden enjoying a good level of privacy, extending to 0.21 acres, with a patio seating area, lawn and well established planting throughout. A summer house and shed provide useful additional space within the plot.

Parking
The property benefits from a generous driveway with parking for up to four vehicles, along with a garage which has been converted into a workshop area but could be reinstated if required.

Useful Information

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

Location and Directions

Kingston is a peaceful rural hamlet set within the Dorset countryside, offering a peaceful setting surrounded by open farmland and scenic walking routes. The location provides a quieter lifestyle while still being within easy reach of nearby villages and amenities. The nearby village of Hazelbury Bryan offers a range of everyday facilities including a shop, primary school and public house. Further amenities can be found in the surrounding market towns of Sturminster Newton and Sherborne, both of which provide a wider range of shopping, schooling and transport links, including mainline rail services.

Postcode DT10 2AR

What3words ///jars.beauty.gashes

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