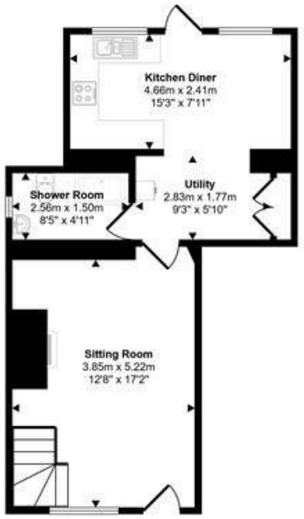
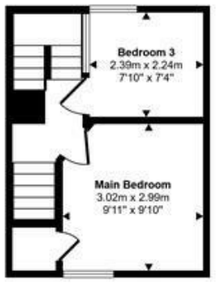
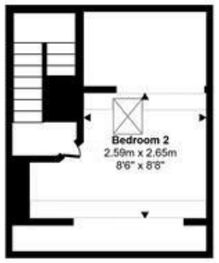
Approx Gross Internal Area
86 sq m / 931 sq ft



Ground Floor
Approx 44 sq m / 472 sq ft



First Floor
Approx 22 sq m / 236 sq ft



Second Floor
Approx 21 sq m / 223 sq ft

Denotes head height below 1.5m

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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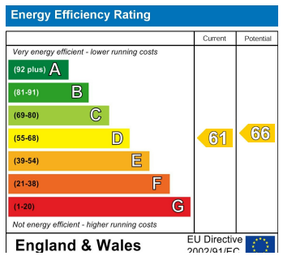

Morton • New

selling and letting properties

Kingston Cross
Hazelbury Bryan

Guide Price
£375,000

A charming and characterful three-bedroom semi-detached cottage, tucked away in a peaceful lane-side position in Kingston Cross. Believed to date from the late 1800s, the property has a lovely individual feel, with exposed beams, exposed floorboards and an impressive Inglenook fireplace with wood burner all adding to its cottage character.

The accommodation is arranged over three floors and offers a versatile layout, with a good-sized sitting room, kitchen/dining room, ground-floor shower room and three bedrooms, including a top-floor bedroom with built-in storage and views over the rear garden and countryside beyond.

Outside, the sunny rear garden is a real feature of the property, with a paved seating area, lawn, mature flower and shrub beds, apple trees, greenhouse and useful garden storage, creating an attractive space for sitting out, gardening or simply enjoying the privacy.

The cottage has also benefited from a considerable programme of maintenance and improvement over the years, including the main roof being re-laid, a new end gable, new guttering and downpipes to the front and rear, the rear sloping roof being re-laid, installed a new fibreglass flat roof, chimney replacement, re-pointing and re-rendering of the side, front and rear stonework, cavity wall insulation to the front brickwork, replacement front and rear doors, electrical works, all new windows including the Velux, and renewed fencing and side gate.

Altogether, this is a lovely period cottage with plenty of character, a practical three-bedroom layout and an established sunny garden, set in a quiet position with a real sense of charm and individuality.

The Property

Inside
Ground Floor
The front door opens into a generous and welcoming sitting room with a window to the front and plenty of cottage character. A particular feature is the impressive Inglenook fireplace with Bressumer beam, flagstone and tiled hearth, housing a wood-burning stove, creating a lovely focal point to the room. From here, a stable-style door leads through to the kitchen/dining room, which offers a good amount of space for both cooking and dining, together with an additional area suitable for a dresser or further storage. The kitchen is fitted with a range of floor and eye-level cupboards, work surfaces, stainless steel sink with mixer tap, space for a fridge/freezer and washing machine and a cooker. Two windows overlook the rear garden and a door opens directly onto the paved terrace. The ground-floor shower room is fitted with a shower, WC and wash hand basin.
First Floor
Stairs rise to the first floor landing where there are two bedrooms. The main bedroom enjoys an outlook to the front with countryside views in the distance and built-in storage, while the second bedroom, currently used a dressing room overlooks the rear garden and would also work well as a study. A further staircase, leads to the second floor and the third bedroom, a characterful room with sloping ceilings, built-in wardrobe, eaves storage and a roof window looking over the rear garden and towards the countryside beyond.

Outside
Garden
To the front of the cottage is a small enclosed frontage, ideal for pots and seasonal planting, with a path leading to the entrance. A timber side gate provides access along the side of the property, where there is useful space for log and garden storage, before continuing through to the rear garden. Immediately behind the cottage is a paved seating area, providing a lovely spot for outdoor dining and relaxing, with steps rising to the main garden. The garden is predominantly laid to lawn and bordered by established flower and shrub beds, with apple trees towards the far end. There is also a pretty blue timber summer house, greenhouse, timber garden shed and further log storage. The garden is enclosed by a mixture of timber fencing and attractive old stone walls and enjoys a sunny aspect, giving it a private and established feel.

Parking
There is on road parking outside the property.

Important Information
Energy Efficiency Rating D
Council Tax Band C
Oil Fired Central Heating
uPVC Double Glazing
Mains Electricity
Mains Water
Main Roof Re-Laid With New End Gable, Guttering And Downpipes
Freehold

Location and Directions
Kingston is a small and popular Dorset village, well regarded for its rural charm and strong sense of community. Nearby Hazelbury Bryan offers a village pub, church and local amenities, while the thriving market town of Sturminster Newton is only a short drive away, providing a wide range of shops, supermarkets, cafés, schooling and everyday services. The area is well placed for access to Dorchester, Blandford Forum and Sherborne, all offering mainline rail links and further amenities, making the location ideal for those seeking a countryside lifestyle without isolation.

Postcode - DT10 2AR

What3Words - spark.burden.shipwreck

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.