



1 HOSEY ROAD

STURMINSTER NEWTON, DT10 1QP

£389,995
FREEHOLD

This spacious well appointed house, located in an excellent position. Originally a show home for the estate and within walking distance of, the Town Centre and both Primary & Secondary Schools, the house would suit a variety of buyers, whether you are a young family looking for a home to grow into, a larger family that need more space or an older couple who would like the convenience of being close to amenities and having enough room to welcome visiting grandchildren. A MUST SEE!



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- Excellent Family Home • Walking Distance Town Centre and Schools • Easy Access to Country & Riverside Walks • Spacious Accommodation • Modern Fully Fitted Kitchen • Master Bedroom with En-Suite Bathroom • Private Enclosed Garden



Accommodation

This lovely home, originally a show home for the estate, has a wonderful flow to the accommodation and feels warm and welcoming the moment that you enter the hallway via the solid front door. The welcoming entrance hall with stairs up to the first floor provides access to all of the living spaces. The Kitchen is well appointed with plenty of worktop and cupboard space and a coffee bar where friends can sit whilst you prepare a warming drink or there is more than enough work space to prepare a culinary masterpiece to satisfy the most discerning palate.

The layout is perfect for entertaining large gatherings of both friends and family, and for more formal occasions there is a separate, generous sized dining room. After a hearty meal you can retire and relax in the large sitting room, or on balmy summer evenings, with doors into the garden, why not carry on alfresco in the private enclosed garden. Further, the ground floor has the added benefit of having a separate W/C. The integral garage has power and light and as well as providing an additional parking space would make a great workshop or could provide the space to create a home office, with its' own door onto the back garden this could provide you with the shortest commute.

On the first floor there is plenty of room for family and visitors with four good sized bedrooms. The landing hall is light and airy with three windows looking toward the front of the house and doors to all the first floor

accommodation. The bedrooms are generously sized and three have double aspect windows, of particular note is the large Master Bedroom which has its' own en-suite facilities. In addition to the sleeping accommodation there is a well fitted modern family bathroom.

The house would suit a variety of buyers whether you are a young family looking for a home to grow into, a larger family that need more space or an older couple who would like the convenience of being close to amenities and having enough room to welcome visiting grandchildren.

This house will make a wonderful home for who ever is lucky enough to be the next occupier and really must be seen to be fully appreciated.

Outside

The house sits toward the edge of a popular and quiet residential estate within walking distance, (approx. 10 mins), of the town centre and both primary and secondary schools. To the front of the property there is a small area which is presently shingled, and a tarmac drive provides both parking and access to the integral garage. To the rear there is a good sized, fully enclosed, garden which can be accessed via the rear of the garage, the kitchen and the sitting room.

Presently the rear garden is mostly laid to lawn with a separate patio area and white stone borders and a variety of shrubs which soften the boundaries. The garden would suit a variety of uses from entertaining,

guests on warm balmy evenings, a play area for children or a blank canvass for keen horticulturists with plenty of space to grow both vegetables and more decorative plants..

The Area

Sturminster Newton is an interesting and picturesque market town in the heart of the Blackmore Vale, in an elevated position by the River Stour. There are many fascinating properties here from a wide variety of periods and this is particularly noticeable around the town centre. You will also find an excellent variety of independent shops, eateries and two supermarkets, a bakers, a greengrocers and a butchers shop selling produce from their own farm, there are also both Doctors and Dental Practices in the centre as well as a veterinary practice with 24 HR cover. The area provides excellent schooling, in the town there are well used state schools providing both primary and secondary schooling, and both within walking distance of the house, and the surrounding area provides a variety of fee paying schools for all ages. The hub of the town is 'The Exchange', where many local groups and societies meet and you might catch a live, music, theatre or comedy show. The area is well served by both state and private schools with popular first and secondary schools within the town. Surrounded by Beautiful Dorset Countryside and with excellent access to some wonderful walking and riding routes, including the Stour Way which runs for

over 60 miles from the source of the river to Dorset's beautiful coastline, there is also The Dorset Trailway, which follows the old railway line from Sturminster Newton to Spetisbury taking in a wide variety of environments. Whilst walking the path, why not take in the old railway station at Shilligstone where you can grab a tea and homemade cake in the station house or visit the railway museum, run by volunteers and enthusiasts, a short section of line has been re-instated and soon you may be able to take a short ride on one of the restored engines back to Sturminster. A short walk from the town centre you can cross the Stour on an historic five arch bridge and visit one of Britain's oldest functioning water mills, where volunteers still grind flour, which you can purchase at the mill, or why not just sit and relax with a cup of tea and a homemade cake. Field sports are well represented in the surrounding areas and there is excellent coarse fishing on The Stour. The world renowned Jurassic coast is only some 40 minutes, (approx 27miles), away and here you can find a wide variety of water sports, including, 'The Portland Sailing Academy' where many of the UK's budding Olympians train, along with many stunning coastal walks.

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ADDITIONAL INFORMATION

Local Authority – Dorset

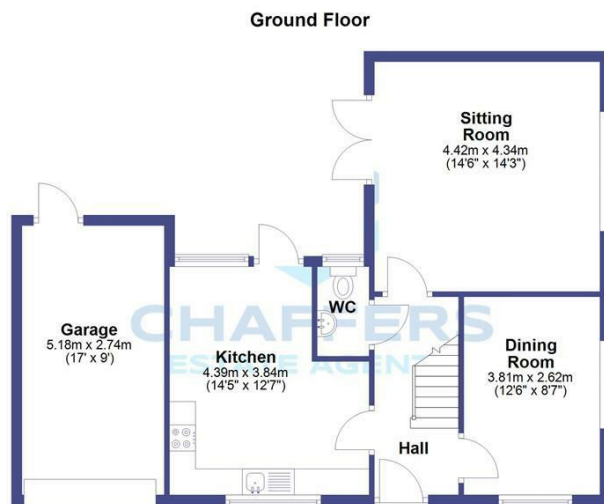
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1442.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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