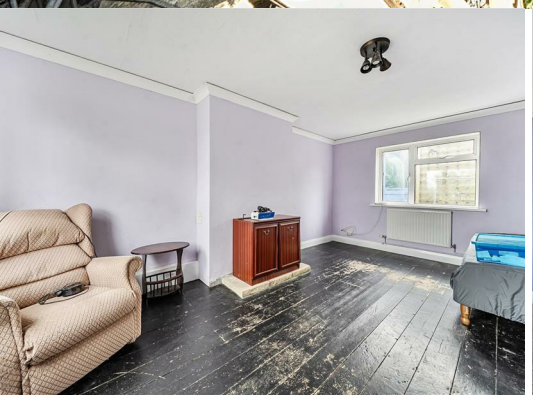
Symonds & Sampson









# 2, The Common, Broad Oak, Sturminster Newton, Dorset DT10 2HD

A semi-detached three bedroom property for modernisation with a useful outbuilding, front and rear gardens, and far-reaching views, situated a mile from Sturminster Newton.

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- A semi-detached three bedroom property for modernisation
- Useful outbuilding with shower room
- Far-reaching countryside views across the Blackmore Vale
- Close to Sturminster Newton
- Off road parking and motor home parking
- No chain

## Guide Price £215,000

Freehold

## THE PROPERTY

The accommodation currently comprises a spacious entrance hall leading to a sitting/dining room with a dual aspect. The kitchen has a range of units and the back door out to the garden. The bathroom is on the ground floor and three bedrooms on the first floor. There is a useful outbuilding to the side of the property which has a shower room installed already and therefore as potential for various uses. The first floor affords far reaching views over surrounding countryside.

## OUTSIDE

There is extensive parking to the front with hard standing and lawn areas, ideal for a motor home or several cars. A path leads up to the house and the outbuilding / workshop, adjacent to the front door. Beyond is the private terraced rear garden. A useful shed is to the rear too for machinery or storage.

## SITUATION

Broad Oak is a small hilltop hamlet on the outskirts of Sturminster Newton, a traditional market town with a range of amenities including a weekly market on Mondays, a range of shops including traditional butchers and delicatessen, supermarket, cafes, pubs, library, doctor and dental practices, health centre, churches and schools. The town also has an exceptional and active arts centre which provides a wide range of music, theatre and other events.

## DIRECTIONS

What3words///superhero.vanilla.fence

## SERVICES

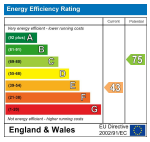
Mains water, electricity and drainage are connected to the property. Mains gas is available. Electric heating.

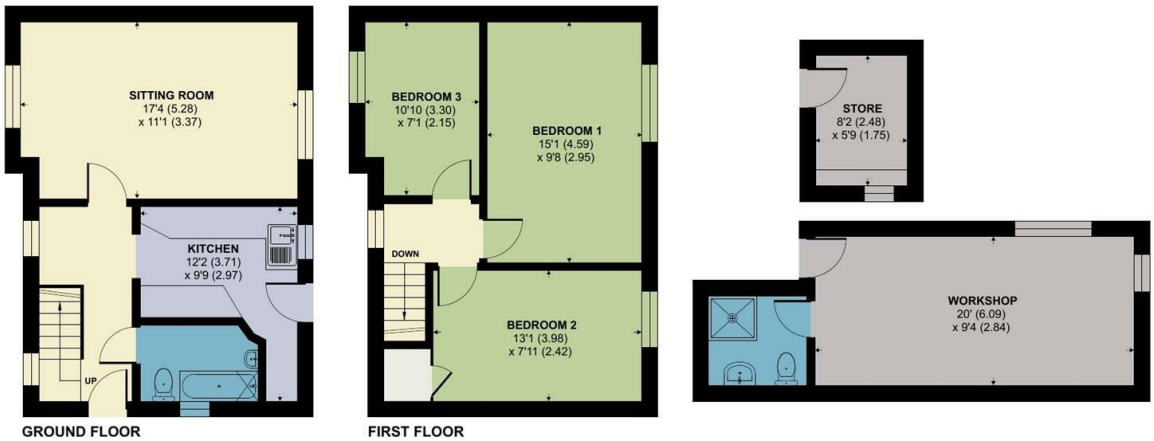
## MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.
There is mobile coverage in the area, please refer to Ofcom's website for more details.
Council Tax Band: C
Dorset Council Tel: 01305 221000
Photographs taken May/June 2026

## Broad Oak, Sturminster Newton

Approximate Area = 776 sq ft / 72 sq m
Outbuilding = 271 sq ft / 25.1 sq m
Total = 1047 sq ft / 97.1 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1454197

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