



Approx Gross Internal Area
158 sq m / 1696 sq ft



Ground Floor
Approx 83 sq m / 889 sq ft



First Floor
Approx 75 sq m / 807 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.



Park Gate
Stoke Wake

Guide Price
£525,000

April Cottage is a detached cottage set within the quiet rural hamlet of Stoke Wake on the edge of Hazelbury Bryan. The property has been in the same ownership for the past eleven years and has been a well-enjoyed home during this time, now presenting an excellent opportunity for a new owner to update and enhance to their own specification.

The property offers generous and flexible accommodation extending to approximately 1,696 sq ft, arranged over two floors and well suited to a variety of buyers. The ground floor provides a good balance of reception space, including a spacious sitting room with a character fireplace and wood-burning stove, alongside further reception rooms which offers flexibility for family living, home working or additional entertaining space. The kitchen is traditional in style and opens into the dining room, creating a sociable layout that forms the heart of the home, with direct access to the garden and a natural connection between inside and out. A separate utility room further supports the practical layout.

Outside, the property benefits from a mature south-westerly facing garden, predominantly laid to lawn and offering a good degree of privacy along with scope for further landscaping. To the side there is ample driveway parking, together with the advantage of a garage and carport.

The location is particularly appealing, being set within a peaceful hamlet surrounded by open countryside, while remaining close to the village of Hazelbury Bryan which offers everyday amenities. The property is also well positioned for access to the nearby towns of Dorchester, Blandford Forum and Sherborne, making it an attractive option for those seeking a rural lifestyle with convenient connections.

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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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		61	77
EU Directive		2002/91/EC	



Accommodation

Inside

Ground Floor

The property is entered via the utility room, which provides a practical space for storage and white goods and houses the oil fired central heating boiler. From here, access is provided into the kitchen and the principal ground floor rooms, along with the staircase rising to the first floor.

The kitchen is fitted in a traditional style with wooden units and wood worktops, offering space for appliances including an oven and dishwasher. The room enjoys a bright aspect and opens into the dining room, creating a sociable arrangement well suited to everyday living and entertaining, with direct access to the garden.

The dining room forms the central hub of the ground floor, linking the kitchen with the main living spaces and offering ample room for a family-sized table.

The sitting room is a particularly generous and inviting space, centred around a character fireplace with wood-burning stove, creating a warm focal point. The room benefits from good natural light and provides a comfortable setting for both relaxation and entertaining.

In addition, there are further reception rooms

offering flexibility for use as a snug, study or additional sitting room, depending on individual requirements, along with a conveniently located WC on this level.

First Floor

On the first floor, a central landing leads to four bedrooms and the bathroom facilities. There are three double bedrooms and a fourth comfortable single bedroom, offering flexibility for family living, guests or home working. Bedrooms one and two enjoy a pleasant outlook over the rear garden and adjoining fields.

The principal bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by the family bathroom, providing a practical and well-balanced arrangement.

Outside

Gardens

The rear garden enjoys a south-westerly orientation and is predominantly laid to lawn with mature planting, creating a pleasant and private outdoor space. The garden offers scope for further landscaping and provides a peaceful setting, ideal for relaxing or entertaining.

Parking and Garage

To the side of the property there is ample driveway parking, together with a garage and carport. The garage benefits from power and

lighting, and both provide useful storage and covered parking, adding to the practicality of the property.

Useful Information

Energy Efficiency Rating D
 Septic Tank Drainage
 uPVC Double Glazing
 Council Tax Band F
 Oil Fired Central Heating
 Freehold

Location and Directions

Stoke Wake is a small rural hamlet set within attractive Dorset countryside, located on the edge of the well-regarded village of Hazelbury Bryan. The village offers a range of everyday amenities including a shop, primary school and public house, along with a strong sense of community.

The nearby towns of Dorchester, Blandford Forum and Sherborne provide a wider range of facilities including shops, schooling and leisure amenities, with both Dorchester and Sherborne offering mainline rail links.

Postcode DT11 0HA
 What3words -///animator.hissing.finer

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