



2 Barrow View Farm Cottages

Broad Oak, Sturminster Newton, Dorset

2 Barrow View Farm

Cottages

Broad Oak
Sturminster Newton
Dorset DT10 2HG

A brand new detached bungalow with large south facing garden of over half an acre in a lovely countryside location off a no-through lane.



- Stunning brand new 1738 sq ft bungalow
 - 32' kitchen/sitting/dining room
 - Bi-fold doors to garden and terrace
 - South facing garden of just over half an acre
- Underfloor heating, air source heat pump, solar panels
 - No passing traffic, no onward chain



Guide Price £795,000

Freehold

Sturminster Sales
01258 473766
sturminster@symondsandsampson.co.uk



THE DWELLING

2 Barrow View Farm Cottages was built in 2024 of brick elevations under a pitched tiled roof, one of a pair of single storey dwellings, finished to an extremely high specification. Internally the bungalow has spacious accommodation of about 1748 sq ft. The fantastic open plan kitchen/sitting/living room features aluminium bi-fold doors, enjoying a pleasant outlook over the generous gardens and fields beyond, and a wood burning stove. The kitchen has an excellent range of wall mounted and floor standing units, Hotpoint appliances including an induction hob, single oven, and under counter fridge, freezer and dishwasher. A separate utility room has an Indesit washing machine and vented tumble dryer and there is underfloor heating throughout.

ACCOMMODATION

Accommodation - see floor plan but in brief comprises:

Ground floor - Hall, open plan kitchen/dining/sitting room, utility room, 4 bedrooms, 3 bath/shower rooms (2 e/s).

Underfloor heating throughout.

OUTSIDE

The property is approached from the lane onto a shared drive with two other properties, giving access to an area of private hardstanding for parking and a double garage. To the rear is a large terrace and south facing garden of just over half an acre.

SITUATION

Broad Oak is a small hilltop hamlet on the outskirts of Sturminster Newton. Sturminster Newton is a traditional market town. The town has 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, a recreation ground and the surrounding area has some fantastic walking countryside. The larger towns of Blandford Forum, Shaftesbury and Sherborne are within easy reach by road and Gillingham has a main line station to London Waterloo (approximately 2 hours).

DIRECTIONS

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SERVICES

Mains water and electricity and drainage are connected to the property. Air source heat pump.

MATERIAL INFORMATION

Standard broadband is available, we have been informed by the vendor that full fibre is to be installed shortly.

Mobile phone network coverage is limited inside and likely outside.

(Information from Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: TBC

EPC - Awaited

An application under reference P/ESC/2025/04275 has been submitted to Dorset Council for a request for EIA Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the installation of a synthetic fuel generating facility and associated plant and equipment, including: solar PV array, underground pipework, site compound, site access road, security fence and CCTV, and landscaping. A response hasn't yet been provided by the council.

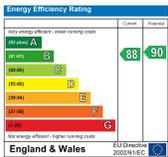


Barrow View Farm, Broad Oak, Sturminster Newton

Approximate Area = 1748 sq ft / 162.4 sq m
 Garage = 476 sq ft / 44.2 sq m
 Total = 2224 sq ft / 206.6 sq m
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1249824



STU/GWB/0225/0226



01258 473766

sturminster@symondsandsampson.co.uk
 Symonds & Sampson LLP
 Agriculture House, Market Place,
 Sturminster Newton, Dorset DT10 1AR



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