Morton • New

selling and letting properties

The Spetisbury

Plot 30



Ground Floor

Kitchen	3.97m x 4.89m	13'0" x 16'0"
Dining	4.58m x 3.40m	15'0" x 11'3"
Living Room	4.91m x 4.41m	16'1" x 14'6"
Study	3.32m x 2.95m	10'11" x 9'8"

First Floor

Main Bedroom (incl. wardrobe)	4.69m x 3.74m	15'5" x 12'3"
Bedroom 2	3.11m x 3.62m	10'2" x 11'10"
Bedroom 3	3.98m x 3.03m	13'1" x 9'11"
Bedroom 4	3.32m x 3.10m	10'11" x 10'2"

Total floor area 170m² 1825ft²



Fiddleford Ridge
Sturminster Newton

Prices From £690,000

Discover modern living at its finest in this beautifully designed double-fronted home, perfectly positioned within easy reach of both town and countryside. Built to the highest standards, this stunning property offers space, style, and sustainability in equal measure.

Step inside to find four generously sized double bedrooms, three of which benefiting from built-in wardrobes. A stylish family bathroom and two luxurious en-suites to the main and bedroom two provide a touch of indulgence.

At the heart of the home is the spacious contemporary kitchen/dining room, designed for both practicality and elegance. Fitted with premium-quality units and integrated appliances, it offers ample space for cooking, dining, and entertaining. The bright and inviting sitting room provides the perfect place to relax and unwind. Furthermore there is a separate utility room, ground floor WC and a study.

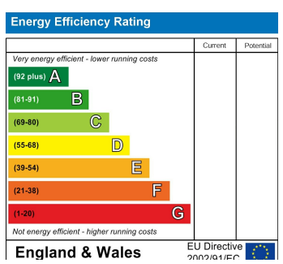
The beautifully turfed garden provides an extension of your living area, providing an ideal space for outdoor dining, play, or simply soaking up the fresh air. The private garden offers an opportunity to create a landscape that reflects your personal style.

This home is built with modern convenience in mind, featuring a garage with power for an EV charging point, solar PV panels for improved energy efficiency, and the peace of mind of a 10-year build guarantee.

A superb opportunity to own a high-quality new home in a fantastic location—early viewing is highly recommended!

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk















The Property

Inside

Ground Floor

The front door opens into a roomy and welcoming entrance hall with doors leading off to the sitting room, combined kitchen and dining room and to the cloakroom. Stairs rise to the first floor with a good sized storage cupboard beneath. The spacious sitting room enjoys double doors opening directly out to the rear garden.

The large combined kitchen and dining room also boasts a double aspect with the kitchen area looking out to the front and the dining area benefitting from double doors to the rear garden. The kitchen area is fitted with a range of stylish, high quality and contemporary units consisting of floor and eye level cupboards plus a generous amount of work surfaces and an under-mounted stainless steel sink with a chrome mixer tap. There is a built in oven and hob with an extractor hood above plus an integrated fridge/freezer and dishwasher. It has access to the rear garden. Also on the ground floor is study and a cloakroom. From the hall there is access to the utility room, which is fitted with floor level cupboards, laminate work surfaces and stainless steel sink plus space for appliances. The kitchen/dining room, utility and cloakroom is fitted with Amtico flooring. Throughout the ground floor the electrical sockets will be finished with chrome fittings.

First Floor

Stairs rise to the landing where there is the airing cupboard housing the hot water cylinder and doors to the bedrooms and bathroom. The bathroom is fitted with a modern suite in white consisting of low level WC, pedestal wash hand basin and bath. There is also a chrome heated towel rail and the walls are Porcelanosa tiles and ceramic tiled floor. There are four double bedrooms, three of which benefit from built in wardrobes and two bedrooms have en-suite shower rooms with thermostatic shower controls, chrome heated towel rail and Porcelanosa tiles plus ceramic tiled floor.

Outside

Parking and Garage

Power for car charging point provided to the garage plus parking on the drive for two cars.

Garden

There is an outside tap, together with a footpath from the patio to the garden gates. The rear garden will be turfed, with planting to the front of the property, and benefits from being private and not overlooked, providing a pleasant and secluded outdoor space.

Useful Information

Predicted Energy Rating B
Council Tax Band TBA
Double Glazed Windows
Gas Fired Central Heating Boiler and Solar PV Panels
Mains Drainage
Freehold
No Onward Chain
10 Year Build Warranty
There will be an estate charge - amount to be confirmed

Location and Directions

Sturminster Newton is a popular and historic market town set in the heart of the Blackmore Vale, offering a strong sense of community alongside a wide range of everyday amenities. The town provides a good selection of independent shops, supermarkets, cafés, public houses and restaurants, together with primary and secondary schooling, medical facilities and leisure facilities, as well as plenty of countryside walks nearby. There are good road links to surrounding towns including Blandford Forum, Sherborne, Shaftesbury and Dorchester, while mainline railway stations at nearby Sherborne and Gillingham provide direct services to London Waterloo.

Postcode DT10 1JG

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.