



**44 BADGERS WAY**  
**STURMINSTER NEWTON, DT10 1DW**

**£450,000**  
**FREEHOLD**

A deceptively spacious detached family home, perfectly suited to growing families and ideally positioned for access to excellent local schooling, countryside walks or strolling into the vibrant town centre. This home is set on a generous plot, offering ample parking and a double garage.



## 44 BADGERS WAY

### Description:

A deceptively spacious detached family home, perfectly suited to growing families and ideally positioned for access to excellent local schooling. Set on a generous plot, the property offers safe and enjoyable outdoor space for children, pets, and family gatherings. Presented in excellent decorative order and offered with no onward chain, this attractive late-1980s home has been lovingly cared for by the same family for many years, highlighting its practicality and welcoming feel.

The accommodation is thoughtfully arranged with family life in mind, providing four well-proportioned double bedrooms and flexible living space ideal for busy modern lifestyles. A spacious living room with patio doors onto a westerly facing conservatory makes for a great space for those large family gatherings, while formal dining can still be enjoyed in the Dining Room. A fitted kitchen with ample wall and base units provides an excellent area for culinary endeavours and creative cooking freedom. Well-maintained throughout, this home offers a wonderful opportunity for the next family to move straight in while gradually adding their own personal touches.

Located in a highly desirable area, the property is within easy walking distance of the town centre, everyday amenities, and well-regarded schools for all ages—making school runs and daily routines refreshingly straightforward. Whether you are looking for a long-term family home with room to grow, space to play, and a strong sense of community, this is a home that truly needs to be experienced in person to be fully appreciated.

### About the area:

Sturminster Newton is an interesting Old Market Town and is the most centrally sited of North Dorset's five principle towns, standing halfway between Blandford Forum and Sherborne in a most delightful setting on the banks of the River Stour and in the heart of the beautiful Blackmore Vale. There are a wide range of Shops, a Primary School and a Secondary School, Church, Medical Centre and Health Clinic, NHS Dentist, Private Dentist and a modern Leisure Centre. The Exchange is an award winning multi purpose building offering a community/arts centre. Coarse fishing in the River Stour. Blandford 9 miles, Sherborne 12, Yeovil 17, Dorchester 20, Bournemouth and the South Coast 27 miles. Gillingham 10 miles, has a mainline railway station. The A30 8 miles and the A303 approx.15 miles.



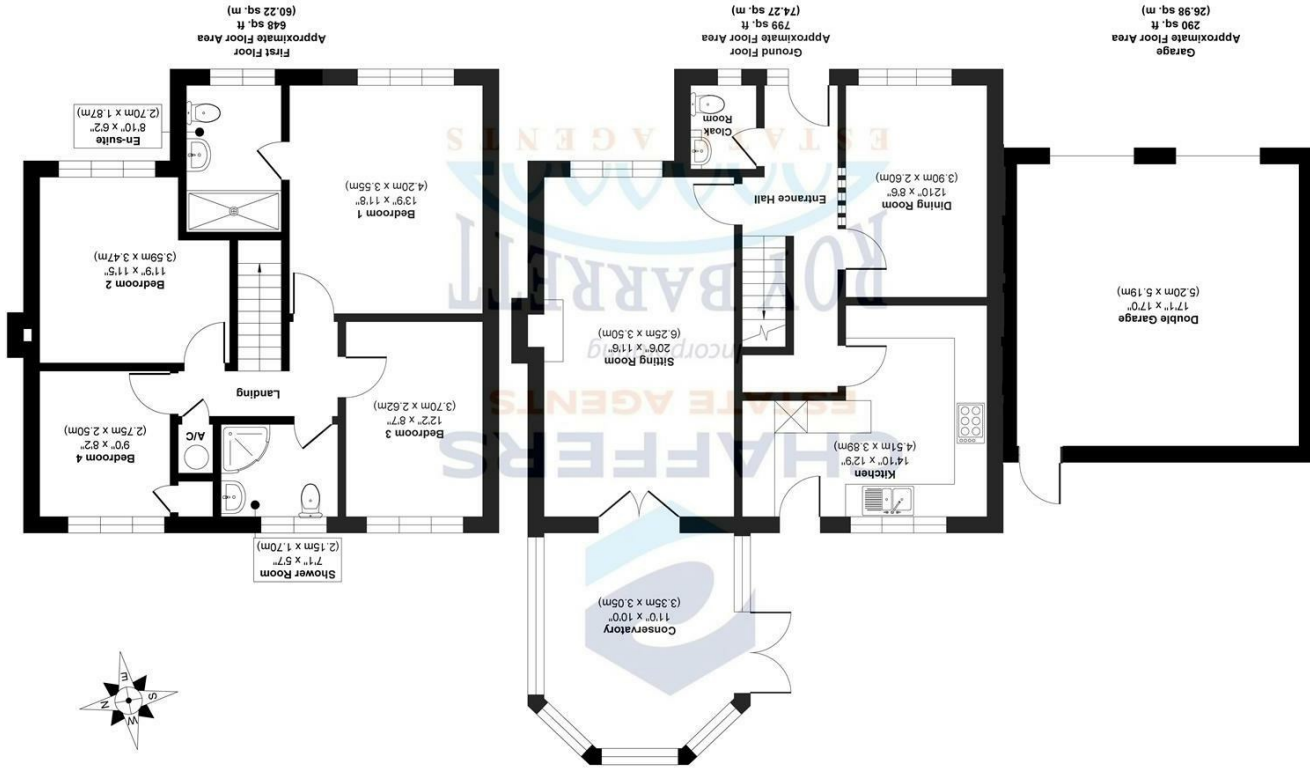
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

**Badgers Way, Sturmminster Newton, DT10**



Approx. Gross Internal Floor Area 1737 sq. ft / 161.47 sq. m (Including Garage)

Produced by Elements Property

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
73	79

England & Wales	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92 plus)	G (1-20)
B (81-91)	F (21-30)
C (69-80)	E (39-54)
D (55-68)	D (45-54)
E (39-54)	C (69-80)
F (21-30)	B (81-91)
G (1-20)	A (92 plus)

EU Directive 2002/91/EC

