# 17 HONEYMEAD LANE,
## STURMINSTER NEWTON, DT10 1EW

**£375,000**
**FREEHOLD**

Beautifully presented throughout, this stylish three-bedroom home offers the perfect blend of character, comfort and contemporary family living. Featuring an exceptional open-plan kitchen, dining and family space, two reception rooms, a generous rear garden, driveway and garage parking, this superb property is ideal for modern lifestyles.

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## Description

The welcoming entrance hall immediately creates a great first impression with its attractive patterned tiled flooring, useful cloak cupboard and staircase rising to the first floor. A modern cloakroom is conveniently positioned off the hallway and is fitted with a contemporary white suite.

To the front of the property, the cosy study/2nd sitting room provides an inviting retreat, with plenty of natural light.

The true heart of the home is the impressive open-plan kitchen, dining and family room. Beautifully designed for everyday living and entertaining, the kitchen is fitted with an attractive range of grey wall and base units, solid wooden worktops, a Belfast sink with copper mixer tap, pantry cupboard and space for a range-style cooker with an eye-catching painted brick surround. Roof lanterns and expansive sliding doors flood the room with natural light while creating a seamless connection to the garden. There is ample space for both dining and relaxed seating, making this a superb social hub for family life.

Flowing effortlessly from the kitchen is a second reception room, a bright and spacious living area featuring a wood-burning stove, three windows and attractive wood block flooring, providing a wonderful place to relax throughout the year.

A separate utility room offers additional storage, worktop space and plumbing for laundry appliances, helping to keep the main living areas clutter-free.

Upstairs, the spacious principal bedroom benefits from built-in wardrobes and a stylish en-suite shower room fitted with a contemporary suite and rainfall shower. A further generous double bedroom and a well-proportioned single bedroom are served by a modern family bathroom, complete with both a bath and shower.

Outside, the front of the property enjoys attractive planting, driveway parking and access to the garage within a nearby block. To the rear is a beautifully enclosed garden, thoughtfully arranged with a decked seating area, lawn and established flower beds. A generous raised paved area currently provides an excellent children's play space but could equally be transformed into a fantastic outdoor entertaining terrace. Gated side access leads to the front of the property.

## The Area

Sturminster Newton is an interesting and picturesque market town in the heart of the Blackmore Vale, in an elevated position by the River Stour. There are many fascinating properties here from a wide variety of periods and this is particularly noticeable around the town centre. You will also find an excellent variety of independent shops, eateries and two supermarkets, a bakers, a greengrocers and a butchers shop selling produce from their own farm, there are also both Doctors and Dental Practices in the centre as well as a veterinary practice with 24 HR cover. The hub of the town is 'The

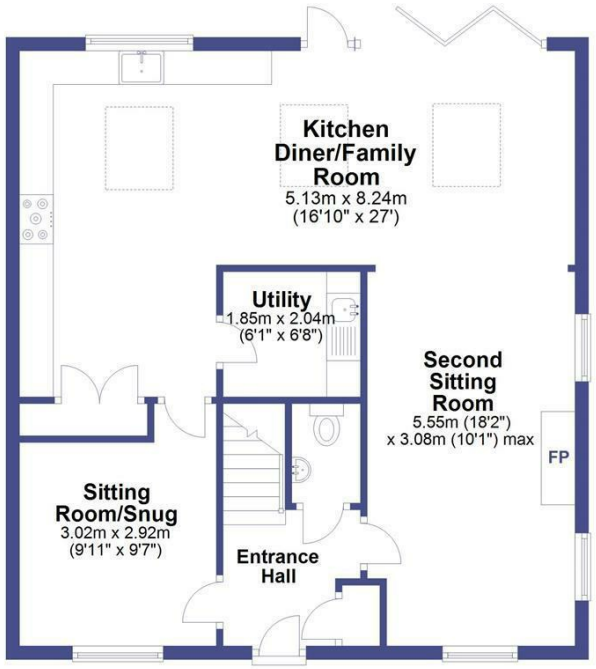
Exchange', where many local groups and societies meet and you might catch a live, music, theatre or comedy show. The area is well served by both state and private schools with popular first and secondary schools within the town.

Surrounded by Beautiful Dorset Countryside and with excellent access to some wonderful walking and riding routes, including the Stour Way which runs for further than 60 miles from the source of the river to Dorset's beautiful coastline, there is also The Dorset Trailway, which follows the old railway line from Sturminster Newton to Spetisbury taking in a wide variety of environments. Whilst walking the path, why not take in the old railway station at Shilligstone where you can grab a tea and homemade cake in the station house or visit the railway museum, run by volunteers and enthusiasts, a short section of line has been re-instated and soon you may be able to take a short ride on one of the restored engines back to Sturminster.

A short walk from the town centre you can cross the Stour on an historic five arch bridge and visit one of Britain's oldest functioning water mills, where volunteers still grind flour, which you can purchase at the mill, or why not just sit and relax with a cup of tea and a homemade cake. Field sports are well represented in the surrounding areas and there is excellent coarse fishing on The Stour. The world renowned Jurassic coast is only some 40 minutes, (approx 27miles), away and here you can find a wide variety of water sports, including, 'The Portland Sailing Academy' where many of the UK's budding Olympians train, along with many stunning coastal walks.

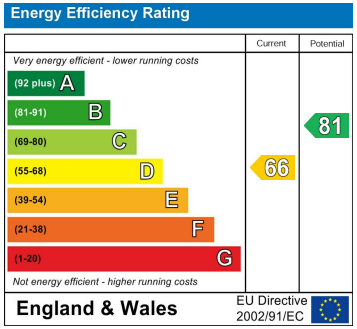
## 17 HONEYMEAD LANE

## Ground Floor




## First Floor

Not to scale. For Illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.




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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