

An aerial photograph of a two-story brick house with a dark tiled roof. The house features a chimney on the left side and a skylight on the roof. To the right, there is a garage with a white door. The property is surrounded by a lush green lawn, various trees, and a garden. A wooden fence runs across the foreground. In the background, there are rolling green hills and more trees under a clear blue sky.

Symonds
& Sampson

Gasons

Stalbridge Lane, Sturminster Newton, Dorset

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Stalbridge Lane
Sturminster Newton
Dorset DT10 2JQ

An individually designed house with workshop and stables in 5.31 acres



 5.31 acres

- An individually designed house constructed in 1990
 - Landscaped gardens and woodland area
 - Steel framed workshop building
 - 3 timber stables
 - 3.98 acre paddock
 - Quiet rural position off a no-through lane
 - No onward chain

Guide Price **£700,000**

Freehold

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THE HOUSE

The house was constructed in 1990 for a local farmer and has only changed hands once. Built over two floors of brick elevations under a clay tiled roof, the house enjoys a practical layout with a large kitchen and interconnecting sitting room and dining room, an office and utility with interconnecting door to the garage. On the first floor are three double bedrooms enjoying countryside views. New timber effect UPVC windows were installed in 2015.

GROUNDS

To the rear is a well manicured landscaped garden which includes a sheltered patio and fish pond. Gravelled steps up to a sloping lawned garden interspersed with shrubs and ornamental trees. To the front is a small level lawn and plentiful parking.

YARD AND BUILDINGS

A stone surface track leads up to a large yard area. At the far end are:

A WORKSHOP constructed in 2000 of steel frame with full steel box profile cladding, fibre cement roof, concrete floor and twin workshop doors measuring 12.2m x 9.6m (40ft x 32ft).

Timber STABLE BLOCK constructed in 2014 with Apex roof and concrete floor comprising three 12ft x 11ft stables.

THE LAND

Adjoining the yard is an area of mixed mature woodland on a bank providing privacy for the yard area.

Beyond is a level and gently sloping pasture paddock enclosed within post and rail fencing which rises to 65m above sea level, providing pleasant views over the River Stour of Sturminster Newton and the surrounding Blackmore Vale countryside.

LOCATION

The property is situated in an enviable position off Stalbridge Lane in Newton which is a no-through lane serving only farms and a handful of houses.

The property overlooks the River Stour and is a short walk from the famous Sturminster Mill. The centre of Sturminster Newton is a mere ¾ mile drive or walk across farmland.

Sturminster Newton provides a range of everyday facilities including a small supermarket, shops, 3 public houses, a primary and secondary school and leisure centre, and The Exchange which attracts numerous well known musicians, comedians and performers.

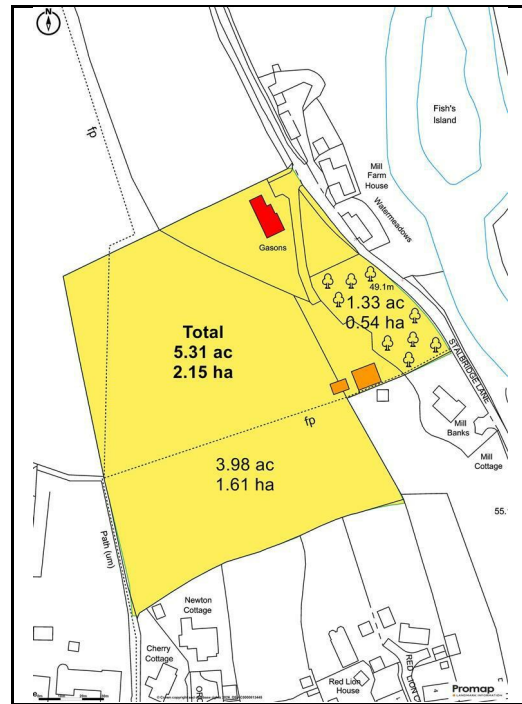


MATERIAL INFORMATION

Dorset Council Tax Band E
 Mains water to house, outbuildings and land
 Mains electric (2 meters)
 New treatment plant drainage
 Oil fired central heating
 Solar panels on house rear roof installed 2011 which provided £2,725 income under the feed-in tariff in 2025
 Broadband speed 32 Mbps
 Mobile - good signal strength
 Two public footpaths cross the land, see sale plan

VIEWINGS

Strictly by appointment with Symonds and Sampson
 Tel: 01258 472244
 What3Words: /// spots.padlock.giraffes



Gasons, Stalbridge Lane, Sturminster Newton

Approximate Area = 1814 sq ft / 168.5 sq m
 Limited Use Area(s) = 42 sq ft / 3.9 sq m
 Garage = 280 sq ft / 26 sq m
 Total = 2136 sq ft / 198.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
100-110	A		
81-100	B		
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		
Not energy efficient - Higher energy costs			
England & Wales		72	79
		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1431253



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