



Symonds
& Sampson

Copper Thatch

Stour Meadows, Manston, Sturminster Newton, Dorset

Copper Thatch

Stour Meadows
Manston
Sturminster Newton
Dorset DT10 1DN

A 3-4 bedroom detached house on a small development of just 5 with wonderful views to the south and west and adjoining paddock to the rear. In all 0.65 acres.



- Modern 3-4 bed village property
 - Lovely views
 - Level garden
 - Small paddock
 - Generous room sizes
- Double garage with office and storage above
 - In all 0.65 acres

Guide Price **£715,000**

Freehold

Sturminster Sales
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THE PROPERTY

Part of a small development of 5 properties built in 2003 to resemble a farmhouse with a part thatched roof. The property has beautiful views over the surrounding countryside and a paddock to the rear. The style is modern with characterful additions such as wooden flooring, beams, brick fireplaces with bressummer beams along with wooden latch doors and good ceiling height. The entrance hall is large enough for a dining hall, with doors to the garden, from which leads a large study or 4th bedroom along with the cloakroom. The kitchen is to the rear and has a tiled floor, wooden units and granite worktops with a range cooker and integrated appliances. The sun room beyond has doors to the garden and lovely views to Hambledon Hill & Bulbarrow Hill. There is a separate utility room. The sitting room is dual aspect, contains a log burner, has doors to the patio and enjoys the views beyond. Oak stairs lead to the first floor with 3 double bedrooms, 2 with ensuites and a family bathroom. The master bedroom again enjoys the lovely views.

OUTSIDE

Outside there is a double garage with electric doors and an office space and further storage above with 2 sheds. The garden is level and laid to lawn with attractive rose beds surrounding the generous patio, and access to the paddock.

SITUATION

Manston is a rural village in The Blackmore Vale. There is the delightful Church of St. Nicholas and a well-known public house, The Plough, and a village hall.

More comprehensive facilities are available in the market town of Sturminster Newton about 2 miles away. The nearby village of Child Okeford has local facilities and the market towns of Shaftesbury and Blandford Forum are easily accessible.

DIRECTIONS

What3words:///identify.snowballs.flukes



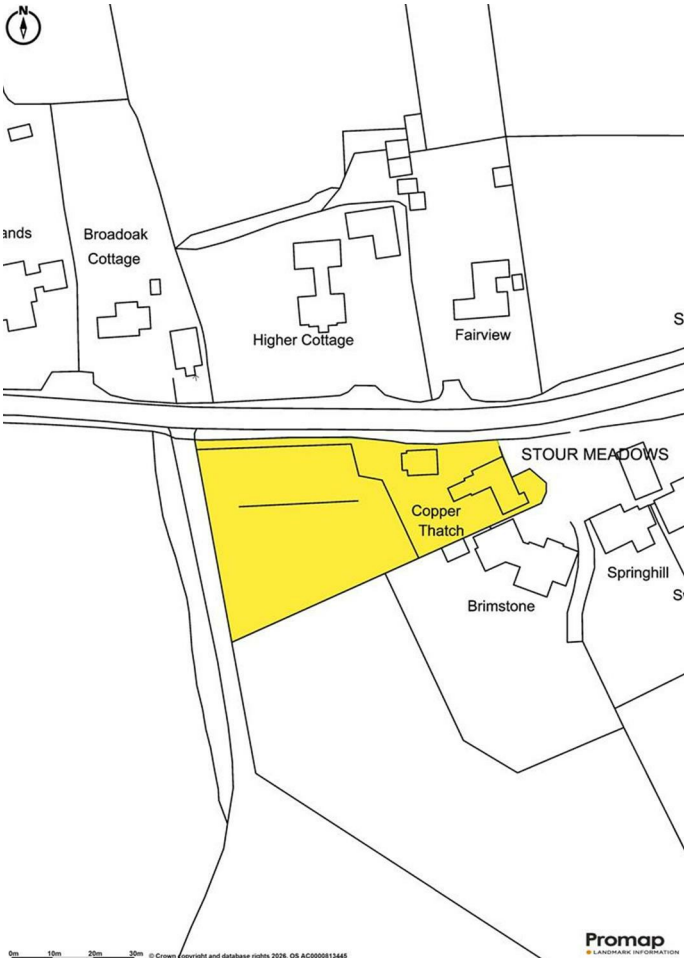


SERVICES

Mains water, electricity, gas and drainage are connected to the property. Mains gas central heating system.

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.
There is mobile coverage in the area, please refer to Ofcom's website for more details.
(Ofcom <https://www.ofcom.org.uk>)
Council Tax Band: G



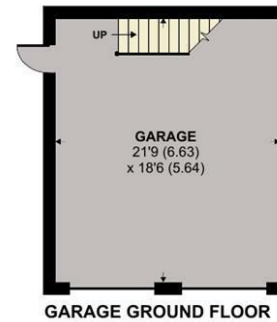
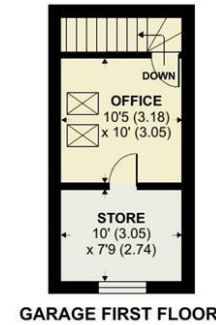
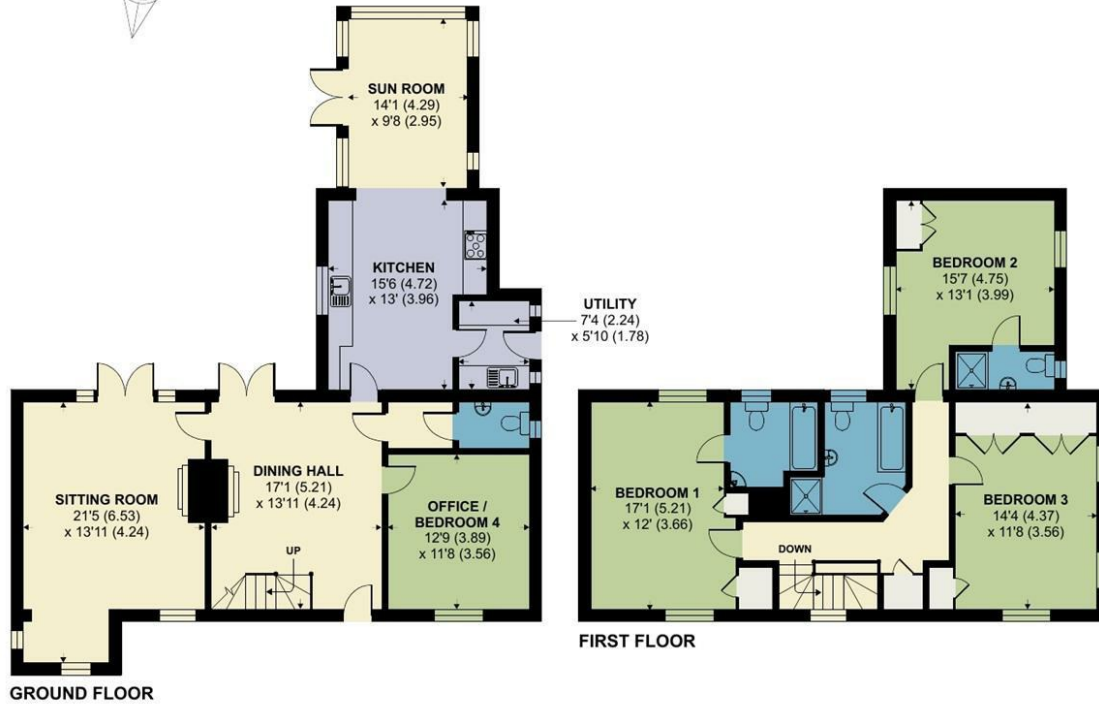
Stour Meadows, Manston, Sturminster Newton

Approximate Area = 2072 sq ft / 192.4 sq m

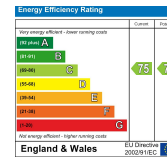
Garage = 620 sq ft / 57.5 sq m

Total = 2692 sq ft / 250 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1434521



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