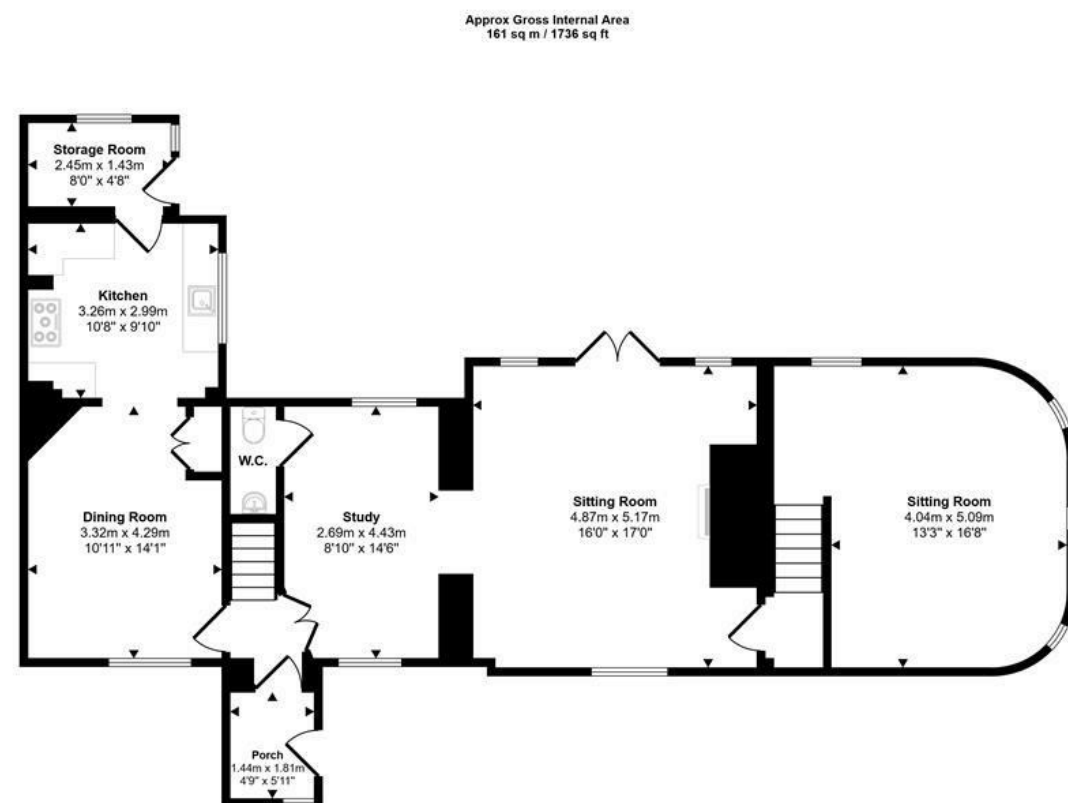
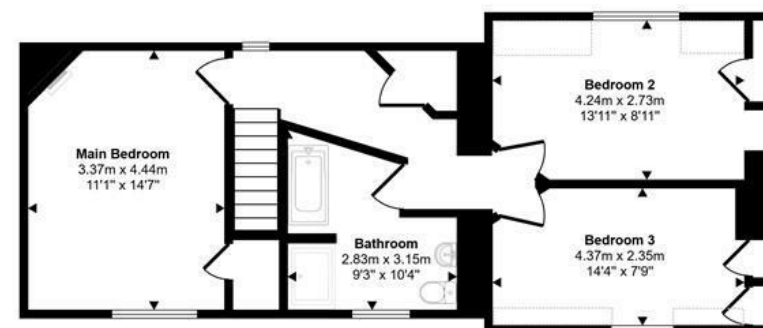




Ground Floor
Approx 102 sq m / 1093 sq ft



First Floor
Approx 60 sq m / 644 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Rivers Corner Sturminster Newton

Guide Price
£485,000

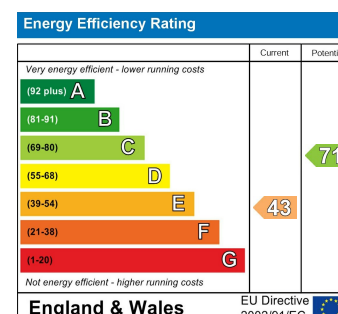
A charming three bedroom semi-detached thatched cottage situated in the small hamlet of Rivers Corner, just one and a half miles from the market town of Sturminster Newton, where a good range of everyday amenities can be found. Offered for sale with the potential of no onward chain.

Originally forming part of the Pitt Rivers Estate, this sympathetically extended cottage retains a wealth of original character, seamlessly blended by an extension featuring a unique twisted chimney. On the ground floor, an entrance hall, dining room, and study feature wood flooring from Thornhill House, leading to a kitchen, cloakroom, and a characterful sitting room. The sitting room has reclaimed flagstone flooring from a cellar in Swanage, an inglenook-style fireplace with a woodburner, and an arched door from a church in Owermoigne. This door opens to a remarkable, partly subterranean cellar room complete with ash flooring from Piddleswood and a custom gargoyle by Sarah Pennell who was part of the Salisbury Cathedral renovation team. Offering a versatile space perfect for a gym, home cinema, or yoga studio. Upstairs, the landing features historic plank and muntin walls, leading to three double bedrooms and a family bathroom.

The property sits within approximately 0.8 acres of formal garden, largely laid to lawn with a patio area, and enjoys a sunny aspect with a good degree of privacy. There is a range of useful outbuildings and gravelled driveway parking for multiple vehicles.

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

A front porch with built-in seat and storage leads through an original-style timber door into the entrance hall, where stairs rise to the first floor. The dining room has cottage windows overlooking the front garden, exposed painted ceiling beams, an old fireplace and wood flooring, opening through to the kitchen. Fitted with eye-level cupboards, a granite worksurface with inset Butler-style sink and a recess with beam above housing the Stanley range serving the oil central heating and cooking, the kitchen also has space and plumbing for a washing machine and dishwasher. A door leads to the rear porch.

The study has cottage-style windows to both front and rear, exposed painted ceiling beams and wood flooring, with a door to the cloakroom and an opening into the sitting room. This is the newest part of the cottage, blending seamlessly with the original building, and features a double aspect, double doors to the rear garden, an inglenook-style fireplace with woodburner and reclaimed flagstone flooring. An arched door beside the fireplace leads down to the cellar room —

a remarkable partly subterranean circular space with ash flooring, stained glass windows, and a pitched ceiling with feature beams.

First Floor

The landing has plank and muntin walls and a window overlooking the rear garden. All three bedrooms are doubles with built-in wardrobes and enjoy views over the grounds or out to the surrounding countryside. The principal bedroom has an original cast iron fireplace with tiled hearth. The family bathroom has a pedestal washbasin, WC, walk-in shower with electric fitting and a bath with tiled splashback.

Outside

Garden

The garden extends to approximately 0.8 acres and enjoys a sunny aspect with a good degree of privacy, backing onto open fields. Largely laid to lawn with a patio area, the front garden is enclosed by a high mature hedge. There is a timber garage dating to the 1920s and a garden shed to the rear with power connected.

Parking

Timber gates open onto a gravelled driveway with parking for multiple vehicles.

Useful Information

Energy Efficiency Rating E
Council Tax Band C
Sustainable Wood Framed Cottage
Windows
Oil Fired Central Heating
Septic Tank - Sole Use
Freehold
No Onward Chain

Location and Directions

Rivers Corner is a small rural hamlet set within attractive North Dorset countryside, offering a peaceful setting surrounded by farmland and open views. The nearby market town of Sturminster Newton provides everyday amenities including shops, schools, and leisure facilities, while a wider range of services can be found in Blandford Forum and Sherborne, the latter offering a mainline railway station with direct services to London Waterloo.

Postcode DT10 2AB

What3words ///suffer.unstable.firebird

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.