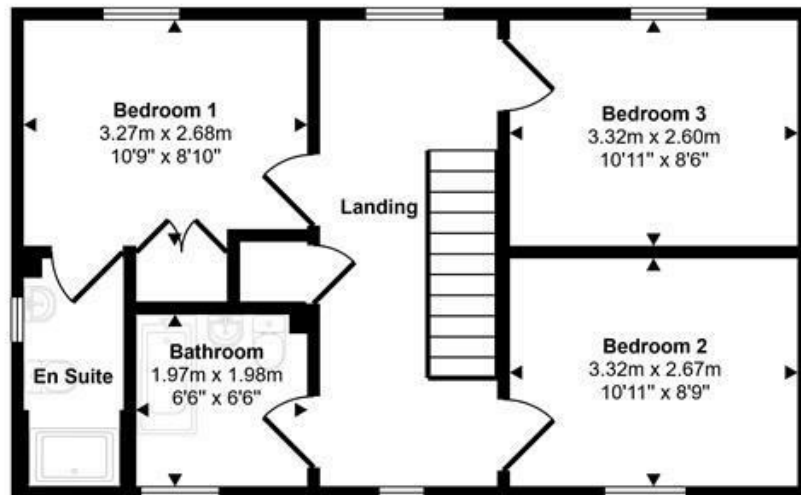


Ground Floor  
Approx 62 sq m / 671 sq ft



First Floor  
Approx 48 sq m / 515 sq ft

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.

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

t. 01258 473030  
sales@mortonnew.co.uk  
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	



Manor Court  
Bishops Caundle

Guide Price  
£390,000

A modern and beautifully presented three-bedroom detached house, built in 2021 and situated on the edge of the highly sought-after village of Bishops Caundle. Enjoying countryside views and positioned within a quiet and well-regarded development, this attractive stone-built home combines contemporary efficiency with traditional styling, including wood-framed double-glazed windows that complement its charming exterior. Designed with modern living in mind, the property offers spacious and well-balanced accommodation across two floors, providing flexibility for families, professional couples or those seeking a village lifestyle without compromising on comfort. The ground floor flows naturally, with a generous sitting room offering a relaxing retreat, while the kitchen/diner forms the true heart of the home, an inviting space for both everyday meals and entertaining guests. The addition of a conservatory enhances the living space further, creating a bright and versatile area overlooking the garden and drawing in natural light throughout the day. Upstairs, three double bedrooms provide excellent proportions, including a principal bedroom with built-in storage cupboard and en-suite shower room, ensuring practicality alongside comfort. The overall layout has been thoughtfully arranged to maximise usable space, with a downstairs W.C., separate utility room and ample storage throughout. Externally, the property continues to impress with a fully enclosed rear garden offering privacy and space to relax, alongside a substantial double garage complete with rafter storage and generous driveway parking. With countryside views and village amenities close by, this is a home that successfully blends modern convenience with a peaceful rural setting.



#### Accommodation

A welcoming entrance hall provides access to the principal ground floor rooms and includes a convenient downstairs W.C.

The sitting room is well-proportioned and filled with natural light. To the rear, the modern kitchen/diner offers generous laminate work surfaces, soft-closing units and wood-effect Karndean flooring. Integrated appliances include an electric oven with induction hob, brushed metal splashback and extractor hood, alongside space and plumbing for a dishwasher and fridge freezer. A separate utility room provides additional storage and plumbing for a washing machine, keeping the main kitchen space practical and uncluttered.

The conservatory extends from the rear of the property, creating a versatile reception space with pleasant garden outlooks. On the first floor, the landing leads to three double bedrooms. The

principal bedroom benefits from built-in storage and an en-suite shower room. Bedrooms two and three are also comfortable doubles and are served by a modern family bathroom.

#### Outside

The property enjoys a good-sized rear garden, fully enclosed and offering a high degree of privacy. The garden is partly laid to paving stones forming a patio seating area, with the remainder laid to lawn and a pathway leading to the garage and parking area. An outside tap and large timber cabin add further practicality and versatility. To the front and side, there is ample driveway parking leading to a substantial double garage measuring approximately 5.99m x 6.32m (19'8" x 20'9"), complete with light, power and additional storage within the rafters, ideal for hobbies, storage or workshop use.

#### Useful Information

Energy Efficiency Rating B  
Council Tax Band E  
Sustainable Wood Framed Cottage Style Double Glazing  
Air Sourced Heat Pump  
Mains Drainage  
Freehold  
Development charge is estimated to be about £260 per annum.

#### Location and Directions

Bishops Caundle is a desirable Dorset village known for its strong sense of community and attractive countryside surroundings. The village benefits from a popular public house, village hall and parish church, while nearby Sherborne and Sturminster Newton provide a wider range of shops, schooling and mainline rail connections. The area is particularly well regarded for its rural walks, open countryside and convenient access to both Dorset and Somerset towns.  
Postcode - DT9 5GD  
What3words -  
///rival.worm.motoring

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