



**8 SELWOOD CLOSE,
STURMINSTER NEWTON, DT10 1PE**

**£245,000
FREEHOLD**

This spacious end of terrace home is offered to the market in a convenient position for the Town and nearby schooling. Historically the property was extensively extended to offer brilliant ground floor accommodations. Now it is the ideal blank canvas for cosmetic refurbishment for future enjoyment. With three reception rooms, garage and driveway parking, its the perfect home to put down long lasting roots.



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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 over 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.

Accommodation

This surprisingly roomy 2 bed end-terrace house has been enhanced to create a spacious and versatile layout, ideal for modern living. The extended area provides a generous open-plan feel, perfect for both relaxing and entertaining, with ample room for dining and family space. Natural light flows throughout, adding to the sense of space and comfort.

The property is approached by a covered entrance storm porch with a storage shed and then into the entrance hall where the staircase rises up to the first floor landing, there is understairs storage cupboard and then the kitchen is fitted with a modern range cupboards and drawer units, sink, plumbing and space for a dishwasher, double glazed window to the front access and a serving hatch into the Sitting Room.

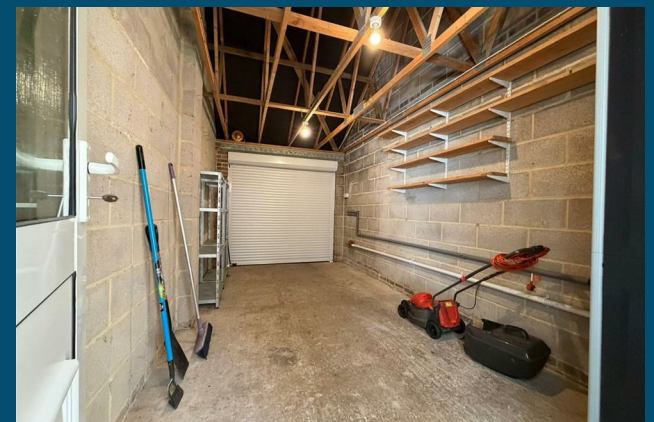
The Sitting Room is a spacious room which has a fitted cupboard, two radiators and then gives access through to the Separate Dining Room which has a window to the rear aspect overlooking the garden, double opening French doors which give access to the garden and there are patio doors that lead into the Conservatory which is dual aspect.

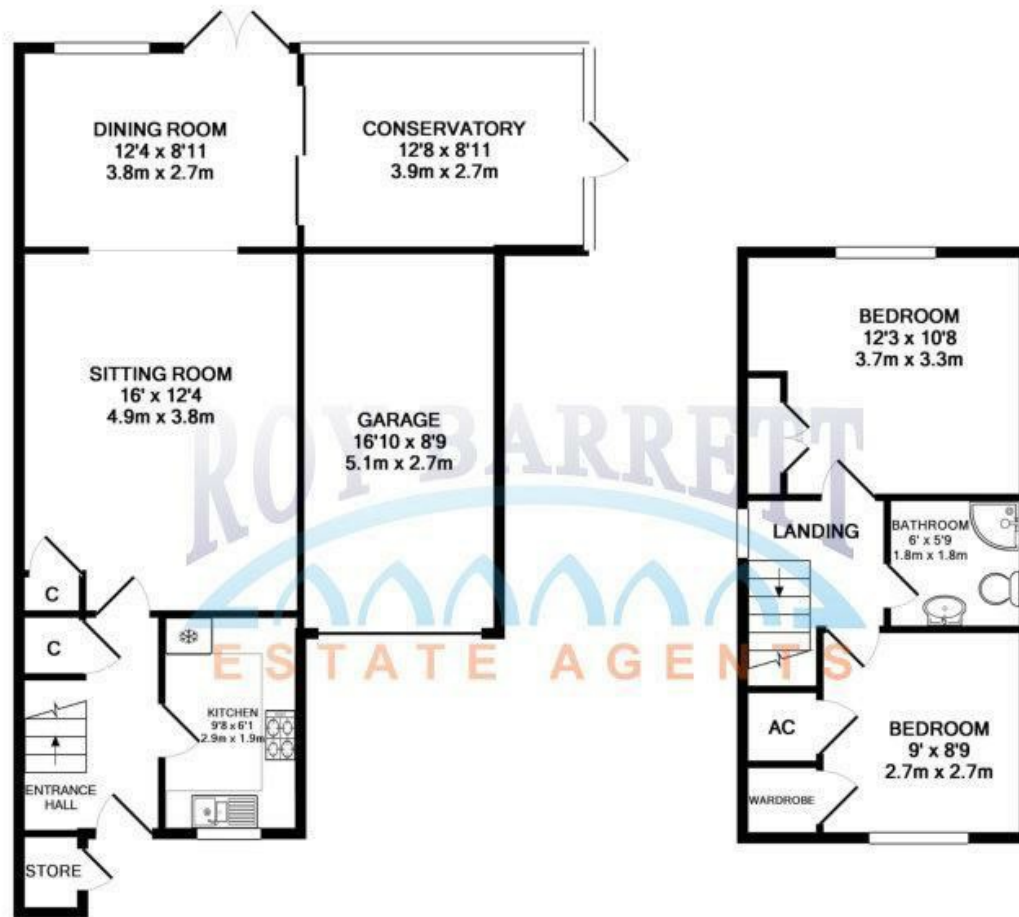
Upstairs, the property comprises two well-proportioned bedrooms one is fitted with double opening wardrobes and the other has a single fitted wardrobe and an airing cupboard, along with a family bathroom, making it an ideal home for first-time buyers, small families, or those looking to downsize without compromising on space.

Outside

To the front of the property the garden space is lawned with a stepping stone path to the front and then a driveway with off road parking for one vehicle then leads up to the Single Garage. Being an end-of-terrace, the property benefits from additional privacy, side access, and larger garden space. Outside, the garden offers a great space for outdoor enjoyment and potential for further landscaping. This property also includes a single garage with an up and over electric door, power, water and personal door to access within the house.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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