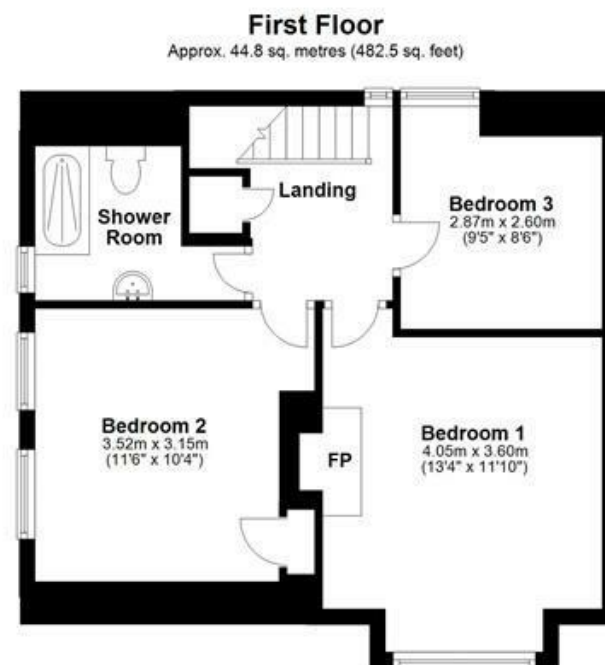
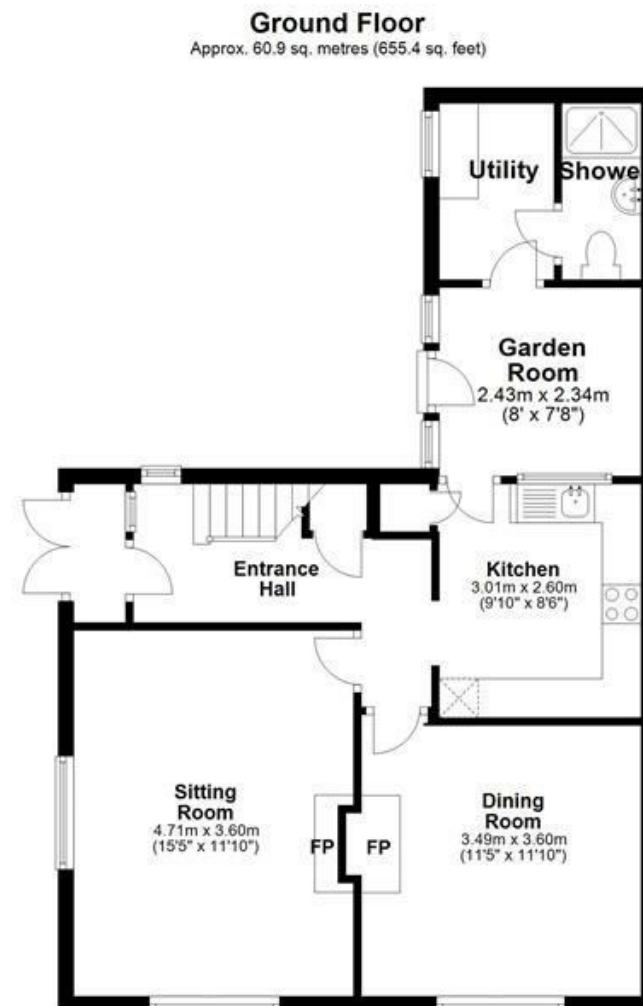
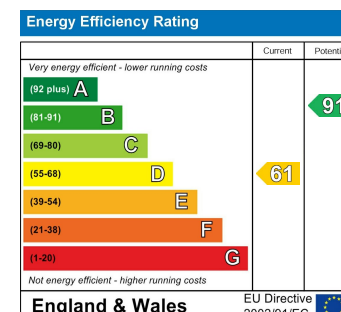




Total area: approx. 105.7 sq. metres (1137.9 sq. feet)

1 Market House
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Sturminster Newton
Dorset
DT10 1AS

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Hillside Manston

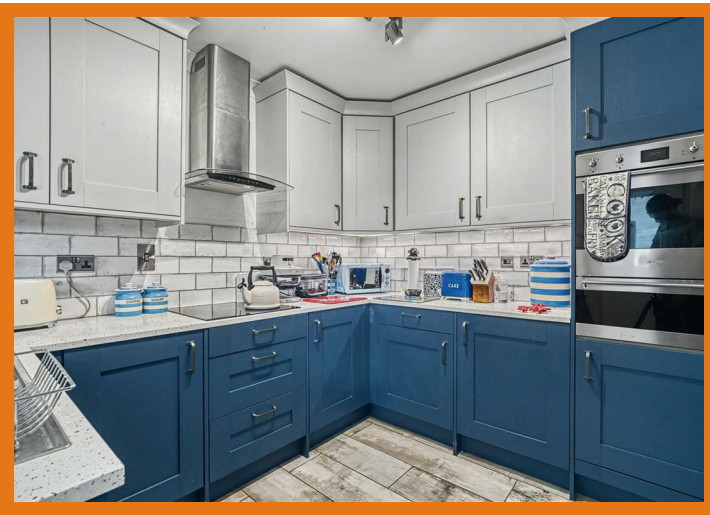
Guide Price
£320,000

A three-bedroom semi-detached home that has undergone a programme of refurbishment and improvement, offering well-proportioned accommodation with two reception rooms, three good-sized bedrooms and a particularly generous rear garden. The property blends comfortable family living with some attractive character features, including a fireplace uncovered in the sitting room, while the kitchen has been updated with contemporary floor and eye-level units, composite stone work surfaces and a range of built-in appliances.

The house enjoys a delightful setting in the small village of Manston, with the rear garden backing onto open fields and enjoying far-reaching views across the surrounding countryside towards Dunccliffe Wood. Manston lies around three miles from the market town of Sturminster Newton and has a public house and village hall, while Child Okeford is approximately two miles away and offers a strong village community together with a post office and stores, primary school, doctors' surgery, two public houses and a garden centre with organic farm shop, art gallery and café.

Over recent years the property has benefitted from a number of further improvements, including replacement windows, an air source heat pump and wholly owned solar panels. The solar panels contribute towards the property's electricity and hot water as well as generating an income, helping to improve the home's overall efficiency and running costs. The replacement windows also enhance the energy efficiency while allowing plenty of natural light into the accommodation.

With its generous garden, open countryside outlook and comfortable, updated accommodation, the property offers an appealing opportunity for those looking to enjoy village life with a more rural feel, while remaining within easy reach of nearby towns and everyday amenities.



The Property

Inside

Ground Floor

The main entrance is found to the side of the house, where double doors open into a useful porch with stable door opening to the entrance hall. This boasts a window to the rear and has wood effect vinyl flooring in a herringbone pattern. Stairs rise to the first floor and doors to the kitchen, dining room and sitting room. The sitting room enjoys a double aspect with windows to the side and front with a countryside view in the distance. There is also a fireplace with wood burner, timber surround and tiled hearth plus the original picture rail. The floor is also laid to vinyl in a herringbone pattern. The dining room also enjoys a countryside view and has an original tiled open fireplace, picture rail and also has the same style vinyl flooring. The kitchen has recently been fitted with a contemporary range of soft closing units consisting of floor cupboards, separate drawer unit and eye level cupboards with counter lighting under. There is a good amount of composite stone work surfaces with tiled splash back and stainless steel sink and drainer with mixer tap. There is an integrated dishwasher, ceramic hob with extractor hood and built in eye level

double electric oven. The floor is laid to wood effect ceramic tile. The stable door in the kitchen opens to a further useful room, currently used as the garden room and this leads to the utility and shower room.

First Floor

Stairs rise to the galleried landing, which has a window to the rear taking in a delightful rural view. There are two double bedrooms and a good sized single bedroom, all with a degree of countryside views. In addition, there is a shower room fitted with a low level WC, pedestal wash hand basin and shower cubicle with mains shower and choice of shower head.

Outside

From the road steps rise to a path leading to the properties neighbours and the property itself. The front garden is laid to lawn and planted with a range of flowers and shrubs, including rose bushes. A timber gate to the side of the house opens to the rear garden. This is mostly laid to lawn with a good sized paved entertaining area at the back of the house as well as beds planted with a variety of trees, shrubs and flowers. There is also a timber garden shed. The large sunny garden backs onto open countryside with views to Duncliffe Wood.

Parking

There is on road parking on a first come basis.

Important Information

Energy Efficiency Rating D
Council Tax Band C
uPVC Double Glazing
Air Source Heat Pump Central Heating
Mains Drainage
Freehold
Wholly Owned Solar Panels - 10 panels that provide hot water and electric.

Location and Directions

Manston is a small and peaceful Dorset village surrounded by rolling countryside. It offers a true rural lifestyle while remaining within easy reach of nearby towns such as Sturminster Newton and Blandford Forum, which provide everyday amenities, schools and services. The area is renowned for its walking routes and beautiful views, particularly towards Hambledon Hill and Bulbarrow Hill, making it ideal for those who appreciate the outdoors and village living.

Postcode DT10 1EY

What3Words - childcare.yesterday.slurred

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