



3 NICHOLSONS COTTAGES

STURMINSTER NEWTON, DT10 1NF

£350,000
FREEHOLD

A Beautifully Refurbished Three-Bedroom Semi-Detached Home sitting on the edge of the Peaceful Village of Hinton St Mary. Renovated throughout to a very high standard by the present owners the house offers generous living spaces, a fantastic modern fitted kitchen/diner and three bedrooms along with a fitted bathroom all nestled in the middle of large front and rear gardens which extend around the side of the house. The house and gardens afford some wonderful views along with access to many country walks and just a short stroll to the popular White Horse Inn, at the centre of this stunning village.



CHAFFERS
ESTATE AGENTS

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- PRICE REDUCTION • Fully Refurbished to a High Standard • Excellent Village Location • Great Views • Extensive Gardens Front and Rear • Many Country & Riverside Walks on Your Doorstep • Off Road Parking • No Forward Chain



ACCOMMODATION

Set well back from the road the house is approached along the garden path and entering via the front door set in a covered porch there is immediately the feeling of a warm welcome. The generous entrance hall is flooded with natural light thanks to being triple aspect, the hallway provides access to all of the ground floor accommodation. Here you will find a large yet cosy lounge area with a feature fireplace housing a wood burning stove and French doors leading out to the extensive rear garden. The fully Fitted Kitchen/Diner is truly the heart of this lovely cottage with space to sit and enjoy a meal for two or to entertain visiting friends, in addition to the units and work tops in the kitchen, perfect for creating culinary delights to wow family and friends, there is further a utility area and a ground floor W/C and the family bathroom.

Climbing the stairs from the hallway the first floor gives access to three well proportioned bedrooms, there are two double rooms, with an en-suite shower room in the master and a third single bedroom which would make an ideal nursery for a young family or an office space for those who wish to work from Home.

OUTSIDE

Sitting in an elevated position there is a pathway along the front and the large front garden is bordered by hedging with a small wooden gate opening onto the garden path. The front garden is mostly lawn and

is a blank canvass awaiting the arrival of a keen gardener, the garden continues around the side of the property and leads into the spacious rear garden where wooden fences provide privacy, here there is ample space to grow fruits, vegetables or simply create a beautiful outdoor space. Beyond the fencing at the rear of the garden there is a large gravel area with parking for multiple cars.

LOCATION:

Hinton St Mary is situated in the Blackmore Vale, 1 mile from Sturminster Newton and approximately 10 miles from Shaftesbury, Blandford, Sherborne and Gillingham. There are many fine walks along the network of footpaths with good access to the River Stour where there is good coarse fishing, (day tickets available).

The village's major claim to fame is the discovery in 1963 of the Roman Mosaic pavement with the first known depiction of the head of Christ. The mosaic is now in the British Museum, but there is a display board in the village garden.

Hinton is a traditional English village, with a historic Church, a Manor House and a Pub, the White Horse. It contains many lovely houses dating from the 16th century to the present day, of which many are thatched. It is a village of gardeners and in 1999 they created a village garden to commemorate the Millennium, which was filmed by BBC 2 for their programme 'Charley's Garden Army'.

Hinton is very much a working village. A monthly newsletter, The Mosaic, is circulated to all residents and provides detailed information on life in the community. The village is a vibrant community and it has worked together on various projects including the restoration of the Village Hall a few years ago. The Village Hall and Cricket Club have combined premises. Every 2 years there is a Village Show with cups and prizes for the winners, and annually a Harvest lunch and a Christmas party. On the alternate year the Gardens Open Weekend takes place and almost everyone in the village becomes involved in one way or another.

Cricket is a tradition in the village and the idyllic cricket pitch is home to the Sturminster and Hinton Cricket Club. In recent years William Fox-Pitt, the Olympic medallist, has established an equestrian centre in the village.

The village has a Facebook page which can be found by searching Hinton St Mary Village Group in Facebook or by entering <https://www.facebook.com/groups/227228781755195> in your browser.

ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage. Oil Fired Central Heating.

Council Authority: Dorset Council - Tel: 0345 034 4569

Council Tax Band: C

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.
Energy Performance Certificate: Rated: E
Agents Notes: There is an annual service charge for the rear access track for the property, figures TBC with solicitors

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Local Authority – Dorset Council

Council Tax – Band C

Viewings – By Appointment Only

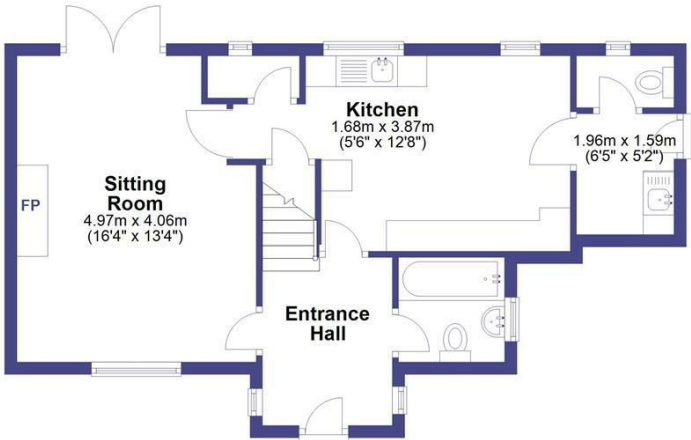
Floor Area – 958.00 sq ft

Tenure – Freehold

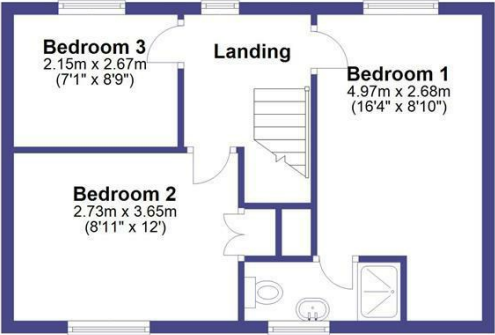




Ground Floor



First Floor



Total area: approx. 83.5 sq. metres (898.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		53	
(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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