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Broad Oak, Sturminster Newton, DT10 2HG

**£795,000**

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## Broad Oak, Sturminster Newton, DT10 2LG

### The Dwelling – Barrow View Farm Cottages

Broad Oak, Sturminster Newton

#### Overview

A beautifully designed single-storey home, built in 2024 to an exceptional specification. One of a pair, this contemporary bungalow combines modern convenience with rural charm, offering spacious living accommodation of approximately 1,748 sq ft and set within delightful grounds of just over half an acre.

#### Key Features

- Built in 2024 with brick elevations under a pitched tiled roof
- Stylish open-plan kitchen/dining/living space with aluminium bi-fold doors
- Wood-burning stove and pleasant views across gardens and farmland
- Fully fitted kitchen with Hotpoint appliances (induction hob, oven, under-counter fridge, freezer & dishwasher)
- Separate utility room with Indesit washing machine & tumble dryer
- Four bedrooms and three bath/shower rooms (two en suite)
- Underfloor heating throughout via air source heat pump
- Private driveway with parking and double garage
- South-facing garden and terrace, extending to just over half an acre

#### Accommodation

- Open-plan kitchen/dining/sitting room with bi-fold doors to the terrace
- Utility room
- Four bedrooms (two en suite)
- Family bathroom

#### Outside

The property is approached from a quiet lane onto a shared driveway, leading to private parking and a double garage. To the rear, a large south-facing terrace opens onto generous gardens with views across open fields.

#### Location

Broad Oak is a peaceful hilltop hamlet just outside Sturminster Newton, a traditional market town with a vibrant community. Amenities include:

- Weekly Monday market
- Supermarket, butchers, delicatessen, cafés and pubs
- Medical centre, dentist, library, churches and schools
- Renowned Arts Centre with theatre, music and cultural events
- Excellent walking countryside nearby





## Floor Plan

### Barrow View Farm, Broad Oak, Sturminster Newton

Approximate Area = 1748 sq ft / 162.4 sq m

Garage = 476 sq ft / 44.2 sq m

Total = 2224 sq ft / 206.6 sq m

For identification only - Not to scale

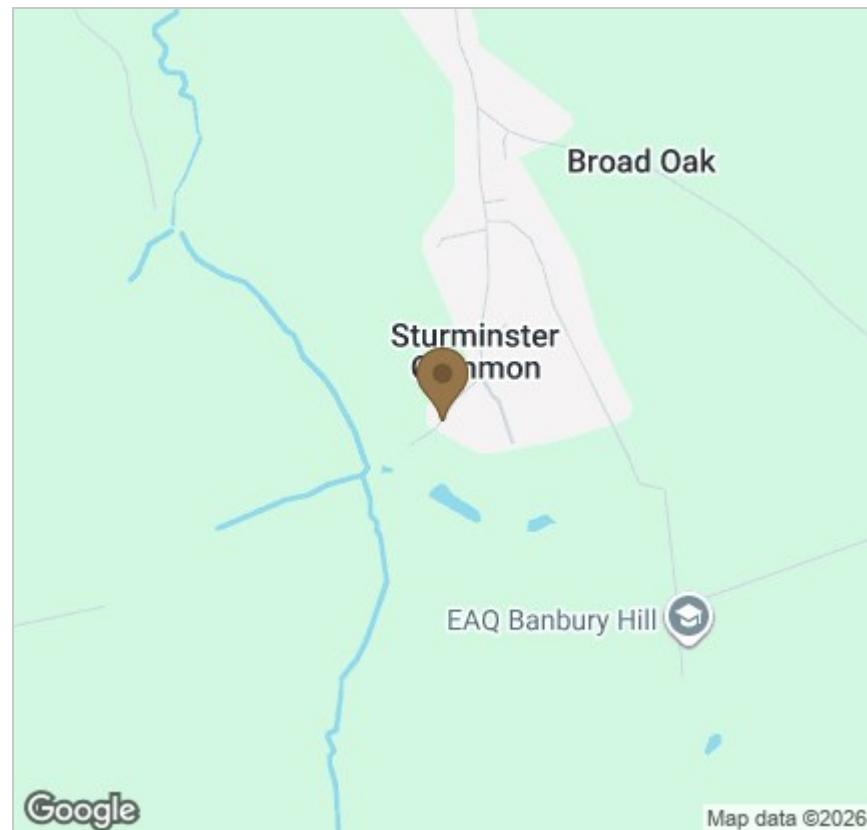


## Viewing

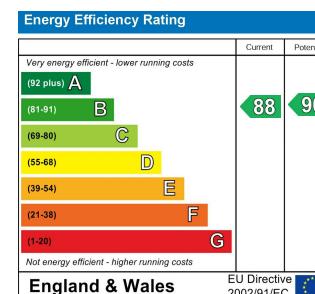
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if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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