Symonds & Sampson

Lexden

Durrant, Sturminster Newton, Dorset

Lexden

Durrant
Sturminster Newton
Dorset DT10 1DQ

A well positioned bungalow on the edge of the town with stunning views over and beyond the meadows towards the famous Sturminster Mill.

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- Edge of town bungalow in quiet cul de sac
- Views over fields towards the historic Sturminster Mill
- 3 bedrooms, 2 bathrooms and garage
- Excellent walks from the house
- Vacant possession on completion

Offers In Excess Of **£425,000**

Freehold

Sturminster Sales
01258 473766
sturminster@symondsandsampson.co.uk

THE PROPERTY

Lexden gives a wide entrance hall from the covered porch with the sitting room off to the left, the kitchen easily accessed directly and the bedrooms to the right. The sitting room has a lovely bay window with terrific views over the meadows towards Sturminster Mill. A cosy open fire with hearth is to the front half thereby giving a a good sitting area. To the rear is an extended conservatory which links the sitting room to the kitchen and therefore adds greatly to the living areas of the house. The kitchen is open to the conservatory and is lined with floor and wall units and the usual appliances with a hatch to the rear part of the sitting room. Back to the hallway (with loft access via ladder) takes you to the three bedrooms. The rear double bedroom has an en suite shower room whilst there is a family bathroom adjacent the two larger double bedrooms. The house is double glazed throughout.

OUTSIDE

The house affords wonderful and uninterrupted views towards Sturminster Mill, a heritage mill on the River Stour and still in occasional use. Set back from the lane is a driveway for 2 cars leading to the garage and an enclosed level front lawn bordered by flower beds and a path to the covered front door and beyond to the side and rear access. To the back is a large patio and mature garden off the conservatory and kitchen with a good degree of privacy and ease of maintenance in mind.

There are many walks directly from the house, including a footpath to Church Lane into town, across Bridge Street, and also links to the Stour Valley Way and Hardy Way via the recreation ground.

SITUATION

Lexden is situated in a cul de sac, just on the edge of Sturminster Newton with easy access into the town but affording terrific countryside views. Sturminster Newton is a traditional market town. The town has a weekly market on Mondays, a range of shops including traditional butchers and delicatessen, supermarket, cafes, pub, library, doctor and dental practices, health centre, churches and schools. The town also has an exceptional and active arts centre which provides a wide range of music, theatre and other events, a recreation ground and the surrounding area has some fantastic walking countryside. The larger towns of Blandford Forum, Shaftesbury and Sherborne are within easy reach by road and Gillingham has a main line station to London Waterloo (approximately 2 hours).

DIRECTIONS

What3words///crypt.cube.maker

SERVICES

Mains water, drainage, electricity and gas are connected to the property.
Mains gas central heating system.

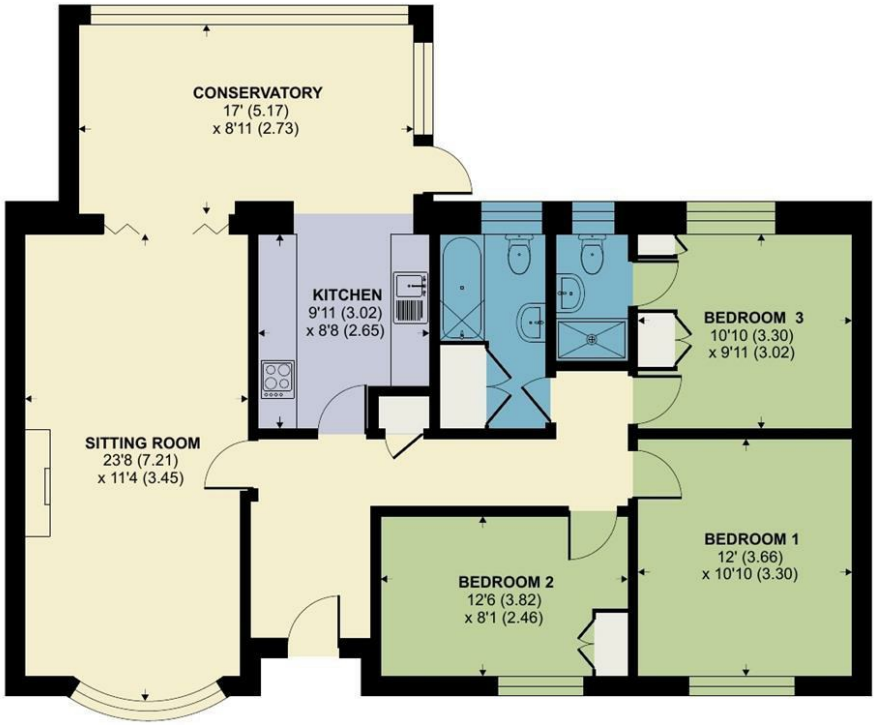
MATERIAL INFORMATION

Standard & superfast broadband is available.
There is mobile coverage in the area, please refer to Ofcom's website for more details.
(Ofcom https://www.ofcom.org.uk)
Council Tax Band: D
Agents Notes: Please note that there has been movement to the conservatory since it was fitted in approximately 2000. Potential purchasers are advised to make their own enquiries and are welcome to have their surveyor inspect this as part of their due diligence.

Lexden, Durrant, Sturminster Newton

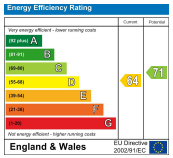
Approximate Area = 1111 sq ft / 103.2 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1411131



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