

Total area: approx. 136.7 sq. metres (1471.1 sq. feet)

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		86	95
EU Directive 2002/91/EC			



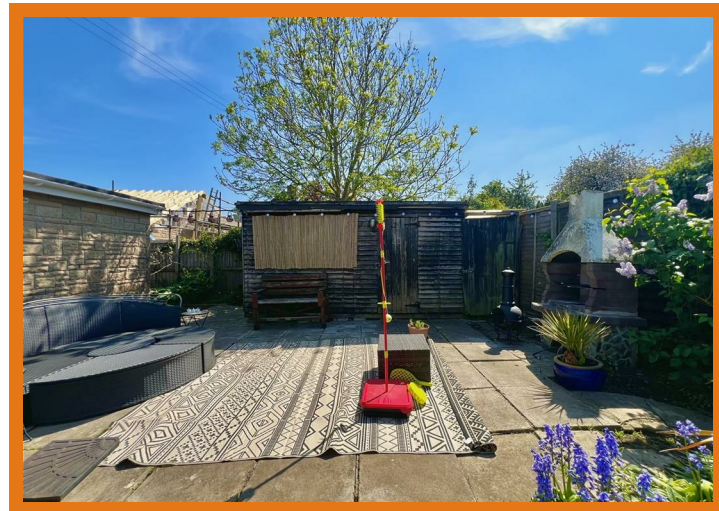
The Green Mappowder

Guide Price
£400,000

A recently updated modern detached bungalow situated in the village of Mappowder, enjoying far-reaching countryside views and a peaceful rural setting. The property offers what the vendors feel is the best of both worlds, combining a countryside outlook with convenient access to nearby villages and amenities.

Mappowder is well placed for the neighbouring villages of Hazelbury Bryan, which offers a local shop and public house, and King Stag, where there is a further public house and petrol station. The market town of Sturminster Newton is approximately seven miles away, with Sherborne and Dorchester both within around twenty-five minutes' drive.

The accommodation is arranged to take advantage of the views, with a bright front conservatory and a well proportioned reception room featuring tri-fold doors and a log burner. There are three double bedrooms, including a principal bedroom with en-suite, along with a separate family bathroom. The property further benefits from solar panels, an externally sited oil-fired boiler and modern finishes throughout, making it a comfortable and efficient home in a sought-after village location.



The Property

Inside

There are two points of entry to the property - either into the sitting room or through the conservatory. From the drive, shallow steps lead up to both entrances with double doors opening into a good sized conservatory that overlooks the front garden and takes in splendid views over the open countryside. The floor is laid in an attractive and practical wood effect Kardean flooring that continues throughout the home. A door opens into a spacious entrance hall with plenty of room for coats, boots and shoes. Doors lead off to two bedrooms, the kitchen/breakfast room, bathroom and sitting room plus the cloakroom, which is fitted with a vanity wash hand basin and WC.

The spacious and bright sitting room has tri-folding doors to the front - allowing the outside in and enjoying those fabulous views. There is also a wood burner for chilly afternoons and evenings. There is an opening into the kitchen, which has been fitted with a range of stylish soft closing units consisting of floor cupboards, pull out spice rack and eye level cupboards. There is a generous amount of wood work surfaces (including a breakfast bar) with a matching upstand and brick splash back plus a double Butler style sink with a swan neck mixer tap. There is space for a range style cooker and American style fridge/freezer plus plumbing for a dishwasher.

From the kitchen, a door opens to the inner hall where there is plumbing for a washing machine, doors to the outside and garage, plus to the main bedroom. The main bedroom is generously sized, overlooks the rear garden and has a spacious, luxury en-suite bathroom fitted with a contemporary suite.

There are two further double bedrooms and the bathroom, which is fitted with a bath and pedestal wash hand basin.

Outside

Garage and Parking

At the front of the bungalow there is a generously sized drive with space to park at least three cars and leads up to the garage. This is a good sized single garage with up and over door and fitted with light and power. There is a window to the side and door into the lobby. Great storage or ideal to convert to a hobbies room. It measures - 6.40 m x 2.72 m/21' x 8'11"

Gardens

The front garden is hard landscaped for ease of maintenance and is a great vantage point to enjoy the view. A gate to the side of the bungalow leads to the rear, where there is a courtyard in between the back of the bungalow and main suite and an opening to the main rear garden, which is laid to lawn with shrub and flower beds and a seating area. There is also a workshop with light and power.

Useful Information

Energy Efficiency Rating B
Council Tax Band E
uPVC Double Glazing
Oil Fired Central Heating
Mains Drainage
Freehold
Wholly Owned Solar Panels - 14 panels providing 6.6 kilowatts

Directions

From the Sturminster Newton Office
Leave Sturminster via Bridge Street. At the traffic lights go over the bridge and turn right. Take the next turning on the left up Glue Hill to Hazelbury Bryan. Continue through the village of Hazelbury Bryan past the Antelope public house, village hall into Wonston and turn right to Mappowder and continue along this lane for about a mile and half. On entering the village bear to the left onto The Green. The property is the first bungalow on the right hand side.
Postcode DT10 2EL - What3words - harnessed.swipes.theory

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.