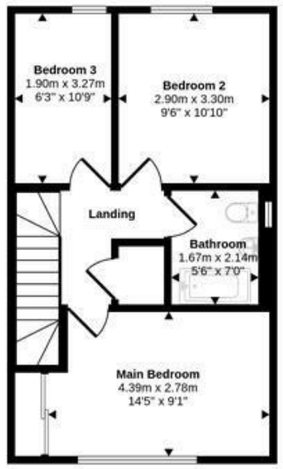
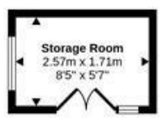
Approx Gross Internal Area
89 sq m / 957 sq ft



Ground Floor
Approx 42 sq m / 450 sq ft



First Floor
Approx 43 sq m / 460 sq ft

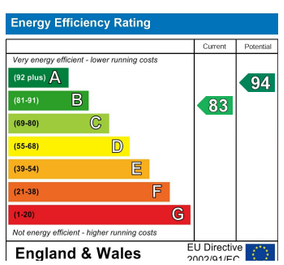


Outbuilding
Approx 4 sq m / 47 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

1 Market House
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Dorset
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Pidney
Sturminster Newton

50% Shared Ownership
£150,000

A beautifully kept three-bedroom end of terrace home with a sunny south west facing garden, a summer house and driveway parking for three cars, available on a 50% shared ownership basis. Built in 2023 and benefiting from the remainder of its new build warranty, the property enjoys a quiet position on the edge of the popular village of Hazelbury Bryan, with lovely views over the fields from the main bedroom.

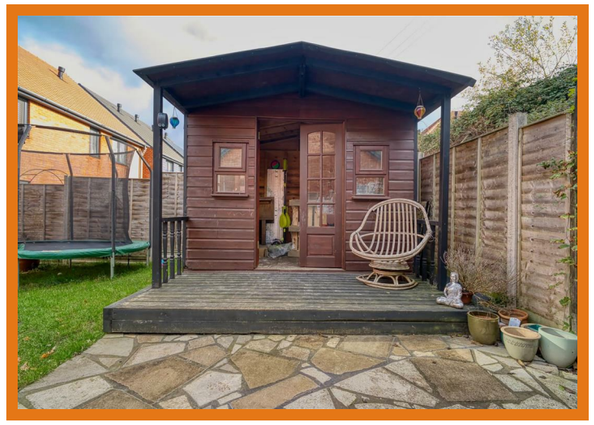
The accommodation includes an entrance hall with downstairs WC, a modern kitchen with built-in oven and induction hob, and a generous dual aspect sitting and dining room with patio doors opening onto the garden. Upstairs there are two double bedrooms, including a main bedroom with built-in wardrobe and field views, along with a good sized single bedroom and the family bathroom. The property is heated by an energy efficient heat pump and has uPVC double glazing throughout. Outside, the enclosed south west facing garden includes a patio that catches the evening sun and a summer house with decking. The home is well presented throughout, while still giving a new owner the opportunity to add their own stamp.

Hazelbury Bryan is a popular Dorset village with a strong sense of community, set within attractive countryside in the heart of the Blackmore Vale. The village offers a shop, primary school, church, public house and a village hall hosting a variety of activities and events, while the market town of Sturminster Newton is just a short drive away.













The Property

Inside
Ground Floor
The front door opens into the entrance hall, with stairs rising to the first floor, a downstairs WC and doors leading off to the kitchen and sitting and dining room. The kitchen is fitted with a range of modern white floor and eye level units with laminate work surfaces, a built-in oven and an induction hob with extractor hood over, along with a window to the front. The sitting and dining room is a generous dual aspect room of over 16ft, running across the rear of the house, with patio doors opening onto the garden. There is plenty of space for both seating and a dining table, and useful built-in storage beneath the stairs.

First Floor
Stairs rise to the landing with doors leading off to all three bedrooms and the family bathroom. The main bedroom is a good sized double room with a built-in wardrobe and lovely views over the neighbouring fields. Bedroom two is a further double room, and bedroom three is a good sized single bedroom, ideal as a child's room, nursery or home office. The family bathroom is fitted with a bath, a wash hand basin and a WC.

Outside
Gardens
The enclosed rear garden enjoys a south west facing aspect, with a patio that catches the sun in the evenings, a lawn and gravelled areas with planting. At the end of the garden is a summer house with decking in front, providing a lovely spot to sit out or a useful space for hobbies and storage. In keeping with the development's eco-friendly approach, there are bee bricks to the front and side of the house and a bird box in the garden. To the front, there is a small lawned area with planting.

Parking
A driveway to the side of the property provides parking for three cars.

Useful Information
Energy Efficiency Rating B
Council Tax Band D
Dimplex Edel Heat Pump
uPVC Double Glazing
Mains Drainage
Leasehold - 990 years from 10 March 2023 (approximately 987 years remaining)
Shared Ownership with Abri - 50% Share
Rent: £393.91
Service Charge: £30.20
Insurance Charge: £20.26
Management Charge: £9.49

Total :£453.86
No Onward Chain
Buyers must have a connection to the area

Location and Directions
Hazelbury Bryan is a popular Dorset village offering an attractive rural setting and a strong sense of community. Local amenities include a village shop, primary school, church, public house and village hall, which hosts a variety of activities and events throughout the year. The surrounding countryside offers a wealth of walks and outdoor pursuits. The market town of Sturminster Newton is a short drive away, offering a wider range of shops and facilities, with the towns of Sherborne, Blandford Forum and Dorchester also within reach.

Postcode - DT10 2FZ

What3words - ///walls.usual.mulls

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 firms employment has the authority to make or give any representation or warranty in respect of the property.