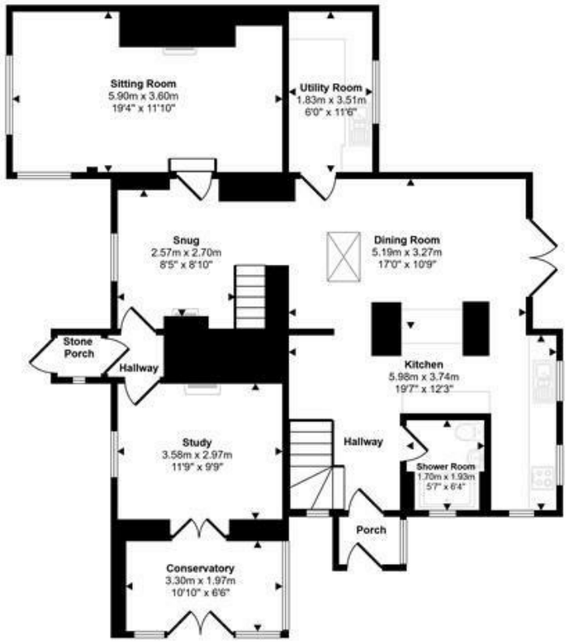
Approx Gross Internal Area
188 sq m / 2020 sq ft



Ground Floor
Approx 107 sq m / 1154 sq ft

First Floor
Approx 80 sq m / 866 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.

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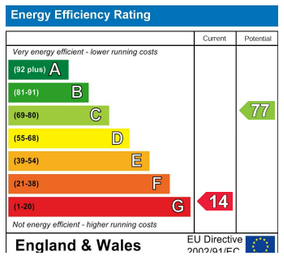

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selling and letting properties

Fiddleford
Sturminster Newton

Guide Price
£550,000

A charming and characterful detached home offering generous and highly versatile accommodation, set within beautifully established grounds backing onto open countryside. Full of period charm, the property showcases exposed beams, original fireplaces and an abundance of quirky nooks that give it warmth and individuality rarely found in modern homes.

The layout is both spacious and adaptable, with multiple reception rooms providing flexibility for family living, home working or multi-generational arrangements. The welcoming sitting room enjoys a fireplace with multi-fuel burner, while both the snug and the study have multi fuel fires, creating cosy retreats throughout the colder months. The study also benefits from built-in bookcases, making it an ideal home office or reading room.

The heart of the home is the rustic kitchen, complete with a Stanley range set within a brick surround and opening into the dining room, a sociable and atmospheric space enhanced by a lantern skylight and double doors to the garden. A separate electric oven and induction hob provide convenience during the warmer months. A ground floor shower room adds practicality to the accommodation.

Upstairs, there are four double bedrooms, each enjoying rural outlooks, along with a spacious landing that offers potential for additional storage, a study area or occasional bedroom space.

The enclosed gardens are a true highlight, backing onto open fields and offering an excellent degree of privacy, with mature trees, orchard planting and a range of substantial outbuildings. These include two timber buildings, currently arranged as a workshop and studio, with further potential to create a garage or annex to the side of the property on the existing footprint (subject to planning permission).

A wonderful home combining space, charm and lifestyle opportunity.

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Accommodation
Inside
A welcoming entrance leads into a hallway with access to the principal reception rooms. The sitting room is generously proportioned and enjoys a feature fireplace, while the snug offers a more intimate space with its own fire.
The study also benefits from a fireplace and fitted bookcases, creating a peaceful working environment.
The kitchen is fitted in a rustic style with freestanding units and open shelving, laid with slate tiled flooring and offering a generous amount of workspace. The Stanley range forms a central feature and opens into the adjoining dining room, which enjoys a lantern roof light and double doors leading to the rear garden. A separate electric oven and induction hob provide flexibility. The utility room offers additional working space, plumbing for a washing machine and room for further appliances.
There is also a ground floor shower room, adding convenience for guests or family use.
The first floor provides four double bedrooms, all enjoying rural views and good proportions. The landing itself is particularly spacious and offers scope for use as a study area, reading space or additional storage.
The family bathroom is fitted with a suite including a bath with electric shower over.

Outside
The property sits within gardens that are enclosed and back directly onto open fields, providing a high degree of privacy and a peaceful outlook. The grounds include open lawn areas interspersed with mature trees, including a Judas tree and Ginkgo, along with paved seating areas ideal for outdoor entertaining. The orchard area is well stocked with fruit trees and berry bushes, offering an abundance of seasonal produce. There is ample space for a vegetable garden.
Two substantial timber workshops (approximately 7.2m x 3.6m and 3.6m x 5m) both offer light and power and present potential for a variety of uses, including workshops and art studio. A greenhouse and additional sheds further enhance the outdoor space.
There is ample off-road parking for numerous vehicles.

Useful Information
Energy Efficiency Rating tba
Council Tax Band C
uPVC Double Glazing (sash style at the front)
Oil Fired Central Heating
Septic Tank
Freehold

Location and Directions
Fiddleford is a small and attractive rural hamlet situated close to Sturminster Newton, surrounded by beautiful North Dorset countryside. The area is known for its peaceful setting, riverside walks and traditional village charm, while still being within easy reach of everyday amenities in nearby market towns. It offers an ideal balance of rural lifestyle and convenience.

Postcode DT10 2BX

What3words collide.attaching.tomorrow

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