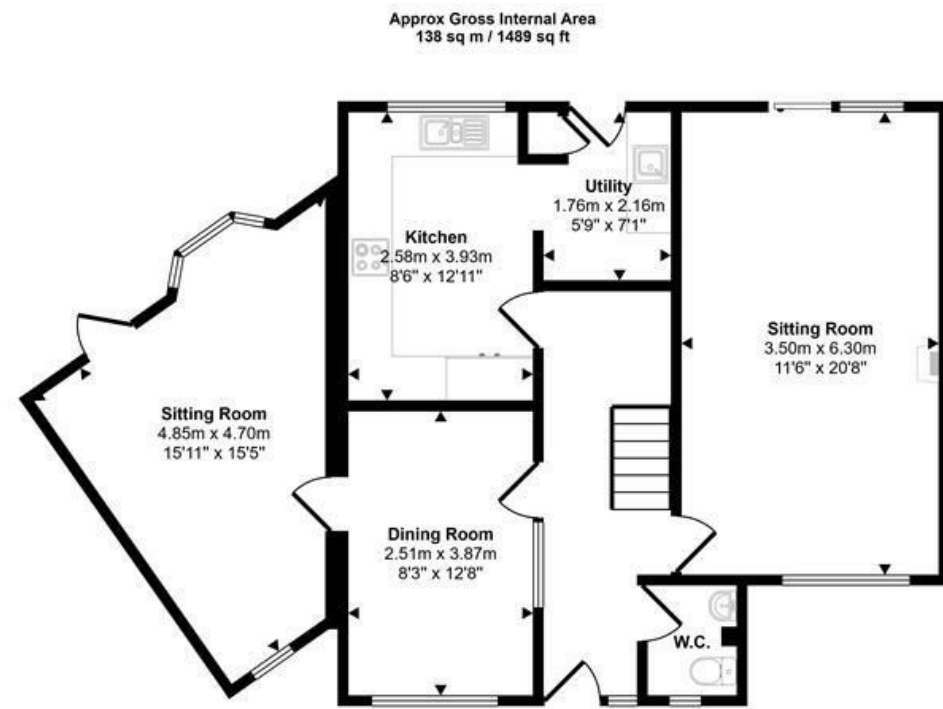
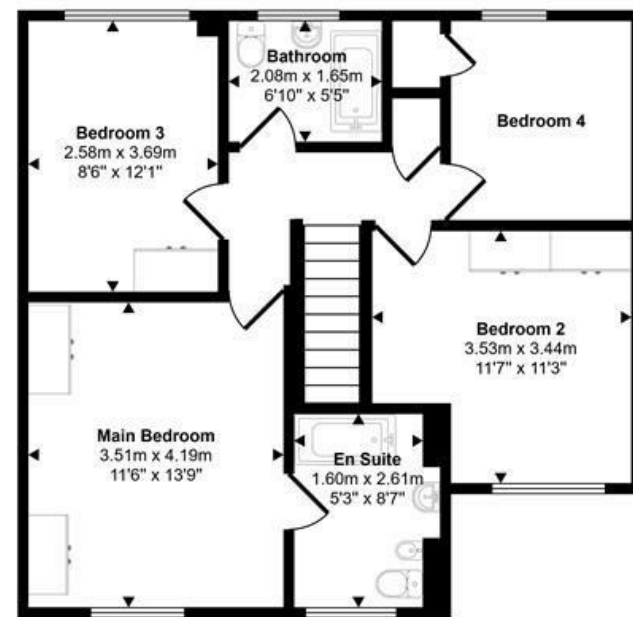




Ground Floor
Approx 77 sq m / 832 sq ft



First Floor
Approx 61 sq m / 657 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.



Hinton View Sturminster Newton

Guide Price
£425,000

A substantial and extended four-bedroom detached home with three reception rooms, a double garage, driveway parking for four cars and a private rear garden backing onto a nature reserve. It is offered to the market with the added benefit of No Onward Chain. Occupying a corner plot within a quiet cul de sac and extending to approximately 138 sq m (1,489 sq ft), this much-loved family home provides generous and versatile accommodation, with excellent scope for a new owner to update and personalise to their own style.

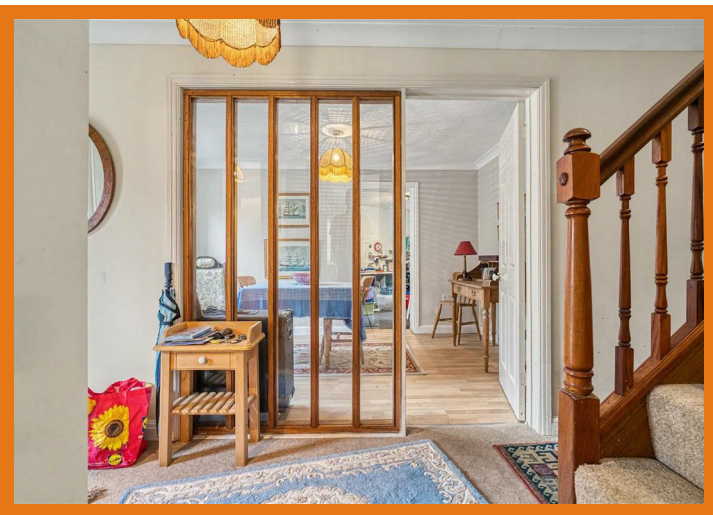
Having been owned by the same family for many years, the property has been extended between the house and the garage, creating particularly spacious ground floor accommodation. The accommodation includes a double aspect sitting room with multi fuel burner, a dining room, a further double aspect room ideal as a study or office, a traditional kitchen, a utility room and a downstairs WC. Upstairs there are four well-proportioned bedrooms, all with built-in storage, along with a family bathroom and an en-suite to the main bedroom. Outside, there is driveway parking for four vehicles, a double garage with light and power, and a good sized, completely private rear garden enjoying a south easterly aspect.

Hinton View enjoys a peaceful position within Sturminster Newton, a popular and well served market town set in the heart of the Blackmore Vale. The town centre and its range of amenities are within easy reach, and the surrounding countryside offers wonderful walks, including the North Dorset Trailway. The nearby towns of Shaftesbury, Blandford Forum and Sherborne are within easy driving distance, with mainline railway stations at Gillingham and Sherborne.

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Market Place
Sturminster Newton
Dorset
DT10 1AS

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sales@mortonnew.co.uk
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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	EU Directive 2002/91/EC	



The Property

Inside

Ground Floor

The front door opens into the entrance hall with stairs rising to the first floor, open storage space under the stairs, and a downstairs WC to the right. The sitting room is a generous double aspect room with a brick fireplace housing a multi fuel burner, which makes a lovely focal point. Sliding doors lead out to the rear garden. The dining room is to the left of the hall, with a glazed screen forming half of the wall to bring in extra light. From here, a door leads through to the extension, a double aspect room with a door out to the rear garden, currently used for storage but ideal as a study or office. The kitchen is traditional in style and fitted with a range of wood floor and eye level cupboards, including glazed display cabinets and a wine rack. There is plenty of worktop space with a tiled splash back, a built-in gas hob with extractor hood over, an eye level double oven, and space and plumbing for a dishwasher. The floor is tiled. An arch leads through to the utility room, which has a door to the garden.

First Floor

Stairs rise to the landing, with an airing

cupboard and storage above. There is the family bathroom, which is fitted with a suite consisting of a pedestal wash hand basin, a low level WC and a bath with shower over. All four bedrooms are generously sized, with three doubles and a large single bedroom. All of the bedrooms have built-in wardrobes and the main bedroom has the benefit of an en-suite.

Outside

Double Garage and Parking

The property occupies a corner plot within the cul de sac and is approached over a driveway providing parking for four cars, which leads to the double garage. The garage is fitted with light and power and has a rear access door from the garden.

Gardens

The front garden is laid to lawn and interspersed with trees. The rear garden is a very good size and completely private, and boasts a south easterly aspect, enjoying the sun for much of the day. It is mostly laid to lawn and backs onto a nature reserve, providing a peaceful and green outlook with the sights and sounds of wildlife. There is also a large shed and a further summer house, ideal for storage, hobbies or simply sitting out and enjoying the garden. Truly a lovely garden to relax in or for families to enjoy.

Useful Information

Energy Efficiency Rating - TBC
Council Tax E
Gas fired central heating
Upvc double glazing
No onward chain (probate has not yet been applied for but is about to be).
Freehold
Mains drainage

Location and Directions

Sturminster Newton is a well regarded North Dorset market town set within the Blackmore Vale, offering a good range of everyday amenities including supermarkets, independent shops, schools, medical facilities and leisure facilities. The town is well positioned for road links via the A357, with easy access to Shaftesbury, Blandford Forum and Sherborne. Mainline railway stations at Gillingham and Sherborne provide direct services to London Waterloo. Surrounded by attractive countryside, the town offers a balance of convenience and access to rural walks.

Postcode - DT10 1ES

What3words - informer.moved.square

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.