





# 38 HONEYMEAD LANE,
## STURMINSTER NEWTON, DT10 1QH

**£294,000**
**FREEHOLD**

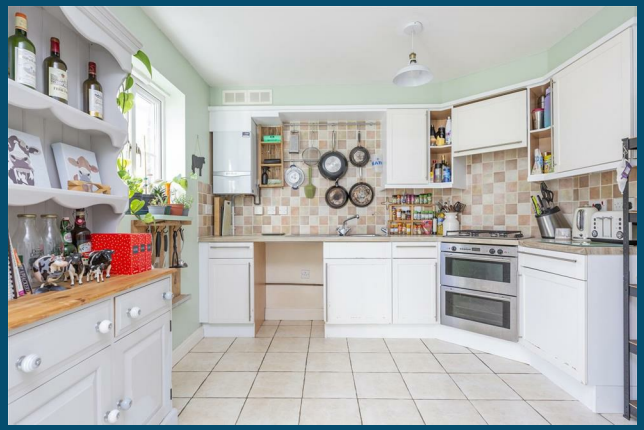
Modern end-of-terrace home in a sought-after location close to the town centre and countryside. Offering flexible living with a bright lounge, spacious kitchen-diner, three double bedrooms with built-in wardrobes, principal en-suite, private rear garden and off-road parking. Ideal for families or professionals.

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# 38 HONEYMEAD LANE







## Accommodation

This Modern and Comfortable House provides flexible living, being within walking distance of both the town centre and all of its amenities and a short stroll into the beautiful surrounding countryside and all that that has to offer.

This modern well maintained end-of-terrace home is within easy reach of schools, shops, and transport links. Inside there is a bright and welcoming living room. With a door to the outside, the garage would lend itself to conversion into a home office. The kitchen-diner is fitted with plenty of storage cupboards and makes a great space family and friends to sit and socialise, with plenty of room for a dining table and chairs, while the utility room and cloakroom add everyday convenience. Upstairs, three double bedrooms, all with built in wardrobes provide generous space for everyone. The master bedroom is of particular note, offering excellent space and has the added benefit of a newly re-fitted en-suite shower room.

Outdoors, the enclosed rear garden is safe and private, perfect for children and pets playtime, or summer entertaining. An undercover off-road parking space with a store ensures practicality matches the lifestyle.

The house would suit a growing family, a professional looking for space to work from home, or someone seeking a well-located home with versatile options. this property is ready to adapt to blend with almost any lifestyle—versatile, welcoming, and ready to grow with you.

## The Area

Sturminster Newton is an interesting and picturesque market town in the heart of the Blackmore Vale, in an elevated position by the River Stour. There are many fascinating properties here from a wide variety of periods and this is particularly noticeable around the town centre. You will also find an excellent variety of independent shops, eateries and two supermarkets, a bakers, a greengrocers and a butchers shop selling produce from their own farm, there are also both Doctors and Dental Practices in the centre as well as a veterinary practice with 24 HR cover. The hub of the town is 'The Exchange', where many local groups and societies meet and you might catch a live, music, theatre or comedy show. The area is well served by both state and private schools with popular first and secondary schools within the town.

Surrounded by Beautiful Dorset Countryside and with excellent access to some wonderful walking and riding routes, including the Stour Way which runs for further than 60 miles from the source of the river to Dorset's beautiful coastline, there is also The Dorset Trailway, which follows the old railway line from Sturminster

Newton to Spetisbury taking in a wide variety of environments. Whilst walking the path, why not take in the old railway station at Shilligstone where you can grab a tea and homemade cake in the station house or visit the railway museum, run by volunteers and enthusiasts, a short section of line has been re-instated and soon you may be able to take a short ride on one of the restored engines back to Sturminster.

A short walk from the town centre you can cross the Stour on an historic five arch bridge and visit one of Britain's oldest functioning water mills, where volunteers still grind flour, which you can purchase at the mill, or why not just sit and relax with a cup of tea and a homemade cake. Field sports are well represented in the surrounding areas and there is excellent coarse fishing on The Stour. The world renowned Jurassic coast is only some 40 minutes, (approx 27miles), away and here you can find a wide variety of water sports, including, 'The Portland Sailing Academy' where many of the UK's budding Olympians train, along with many stunning coastal walks.

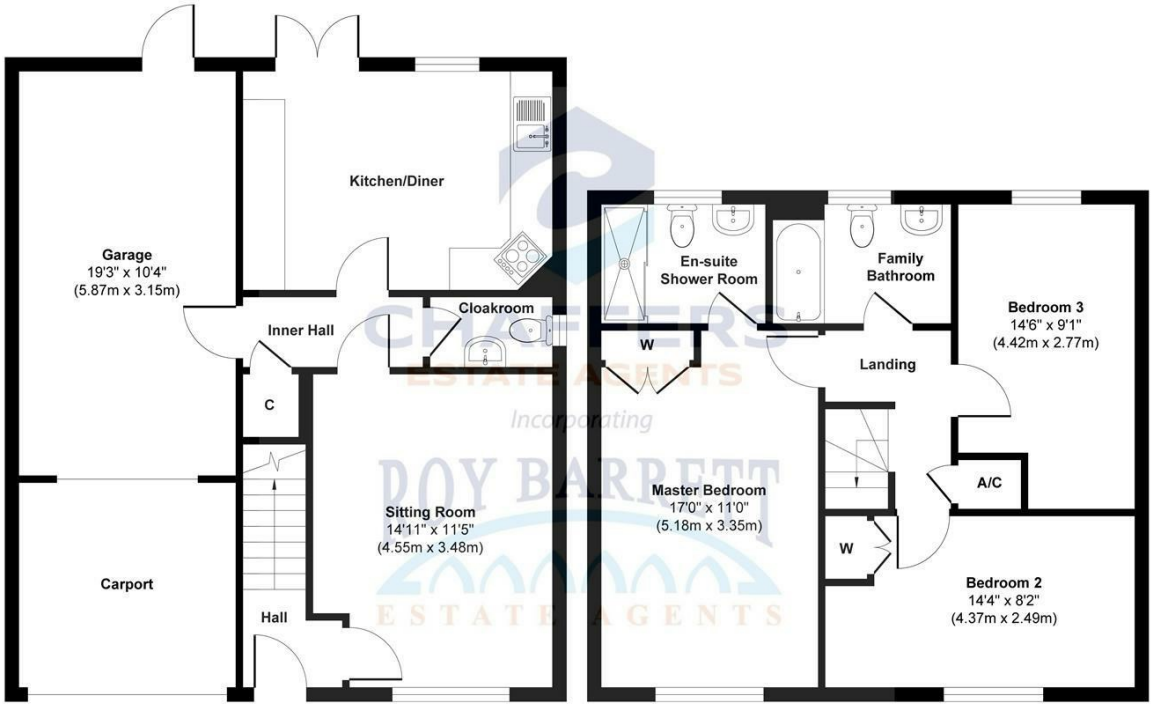
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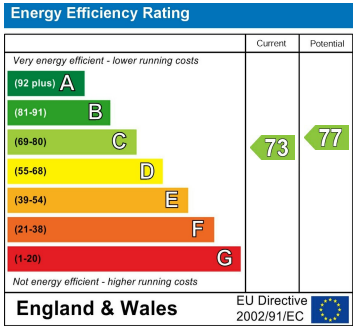



**Approx. Gross Internal Floor Area 1222 sq. ft / 113.52 sq. m (Including Garage & Excluding Carport)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements


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