



14 DROVERS STURMINSTER NEWTON, DT10 1QY

**£350,000
FREEHOLD**

This Stylish Townhouse with Versatile Accommodation, comprising Three reception rooms, a generous Kitchen/Diner, Five bedrooms, a separate Garage and a Parking Space is located close to the heart of the popular market town of Sturminster Newton on a quiet sought after residential cul-de-sac. Arranged across three floors, the house is well presented and boasts a wealth of features throughout including a stylish fully fitted kitchen/diner with stylish tiled splash backs, a tiled floor and ample solid wood work tops on which to create culinary masterpieces to entertain your guests and French doors in the first floor lounge, opening onto a Juliet Balcony. To fully appreciate all that this well presented home has to offer you really do need to visit in person.

14 DROVERS

- Stylish Townhouse in Fantastic Central Location
- Versatile and Flexible Accommodation
- Well Presented Throughout
- Quiet Sought After Cul-De-Sac Location
- Great Access to Surrounding Countryside

Accommodation

This Stylish Townhouse with Versatile Accommodation, comprising Three reception rooms, a generous Kitchen/Diner, Five bedrooms, a separate Garage and a Parking Space is located close to the heart of the popular market town of Sturminster Newton on a quiet sought after residential cul-de-sac. Arranged across three floors, the house is well presented and boasts a wealth of features throughout including a stylish fully fitted kitchen/diner with stylish tiled splash backs, a tiled floor and ample solid wood work tops on which to create culinary masterpieces to entertain your guests and French doors in the first floor lounge, opening onto a Juliet Balcony.

The property really is flexible, with rooms that might be utilised to suit a wide variety of needs, in it's present configuration the house is laid out as follows:

The ground floor comprises a welcoming family room with French Doors leading onto the paved courtyard garden, two generously sized bedrooms, a shower room and a practical utility room, providing excellent flexibility for guests, older children, or home office use.

On the first floor is a spacious lounge alongside a contemporary kitchen/diner and a convenient cloakroom.

This central living level is ideal for both entertaining and everyday family life.

The top floor features an impressive principal bedroom with ensuite, two further bedrooms and a family bathroom, completing the thoughtfully designed layout.

Outside

Externally, the property benefits from a low-maintenance rear garden, a garage located to the rear, and a private parking space positioned directly in front of the garage.



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 over 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.

Agents Note:

The garage is located underneath a coach house and is subject to a lease and restrictions, please contact our office for more information in respect of this.

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ADDITIONAL INFORMATION

Local Authority – Dorset

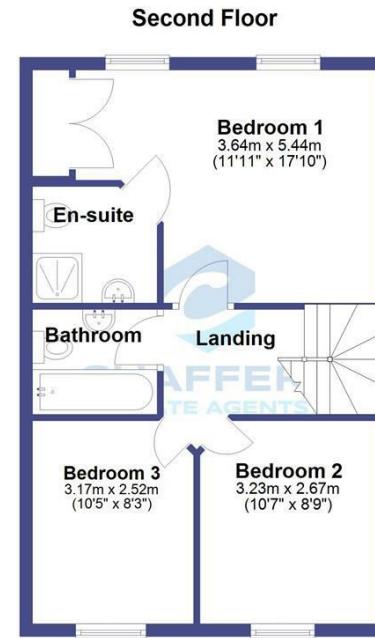
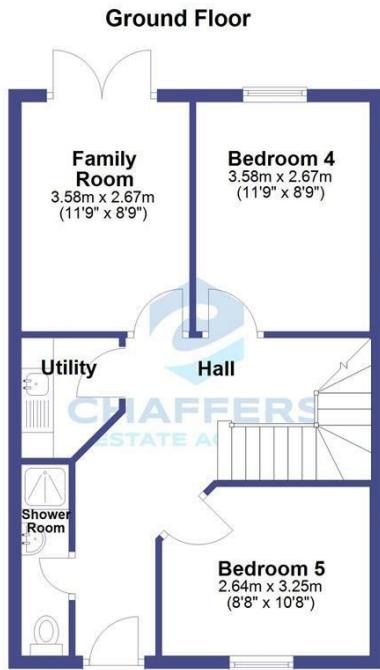
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1539.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	75
(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

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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