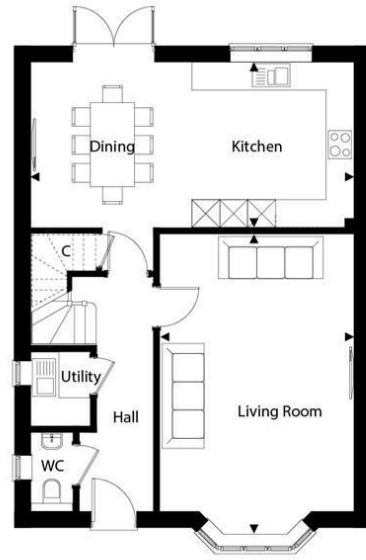


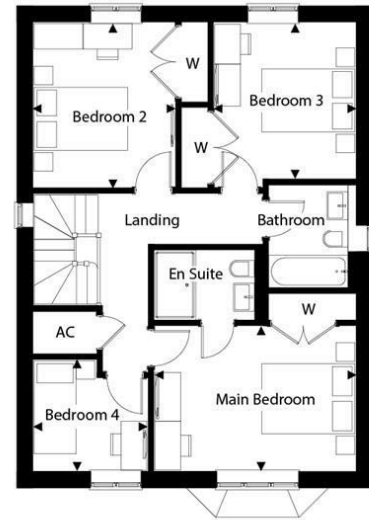
The Osmington

Plot 6 & 18



Ground Floor

Living Room	4.17m x 5.94m	13'8" x 19'6"
Kitchen/Dining	6.93m x 3.54m	22'9" x 11'8"



First Floor

Main Bedroom	4.34m x 3.12m	14'3" x 10'3"
Bedroom 2	3.06m x 3.55m	10'0" x 11'8"
Bedroom 3	3.06m x 3.36m	10'0" x 11'0"
Bedroom 4	2.47m x 2.40m	8'1" x 7'10"

Total floor area 135m² 1449ft²



Fiddleford Ridge Sturminster Newton

Prices From
£535,000

Benefit from £26,695 from Wyatt for your stamp duty, legal fees, moving costs and flooring Situated on the new development of Fiddleford Ridge is this wonderful new build detached house that offers a perfect blend of modern living and environmental consciousness. Built in 2025 with Wyatt Homes, this property boasts a contemporary design and is ideal for families seeking comfort and convenience.

Upon entering, there is a welcoming reception hall with doors to all rooms. The spacious sitting room, features a delightful bay window that overlooks the front garden, allowing natural light to flood the space. The heart of the home is undoubtedly the expansive kitchen and dining area, equipped with high-quality units and built-in appliances. Double doors lead seamlessly to the rear garden, creating an inviting atmosphere for entertaining or enjoying family meals.

This remarkable home comprises three generously sized double bedrooms, each fitted with built-in wardrobes, providing ample storage. The main bedroom benefits from an ensuite bathroom, ensuring privacy and comfort. A good-sized fourth bedroom offers versatility, perfect for guests or as a home office.

Additional features include two well-appointed bathrooms, parking for two vehicles, and a garage equipped with power for an electric vehicle charging point. The property also comes with a build guarantee, providing peace of mind for the new owners. With solar PV panels this home has low running costs!

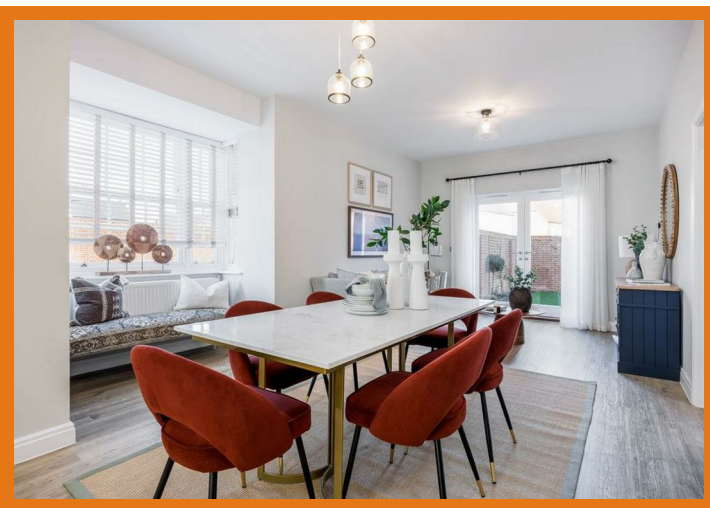
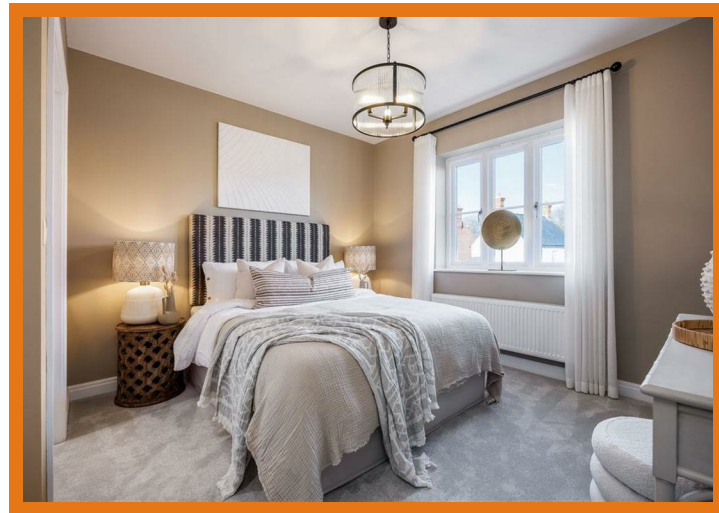
The garden is fully turfed, fenced and set up with a standard patio offering a peaceful outdoor space to relax and unwind. With its proximity to the town and picturesque countryside walks, this property is ideally situated for those who appreciate both urban amenities and the beauty of nature.

This brand new detached house at Fiddleford Ridge is a splendid opportunity for anyone looking to invest in a modern, comfortable home in a desirable location. For Sunday viewings, call for more information!

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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	



The Property

Inside

Ground Floor

The front door opens into a roomy and welcoming entrance hall with doors leading off to the sitting room, combined kitchen and dining room, utility and to the cloakroom. Stairs rise to the first floor with a good sized storage cupboard beneath. The spacious sitting room has a bay window overlooking the front garden.

The large combined kitchen and dining room has a view over the rear garden and double doors opening to the rear garden. The kitchen area is fitted with a range of stylish, high quality and contemporary units consisting of floor and eye level cupboards plus a generous amount of work surfaces and an under-mounted stainless steel sink with a chrome mixer tap. There is a built in oven and hob with an extractor hood above plus an integrated fridge/freezer and dishwasher. The utility room is fitted with floor level cupboards, laminate work surfaces and stainless steel sink plus space for appliances. Also on the ground floor is the roomy cloakroom. The kitchen/dining room, utility and cloakroom is fitted with Amtico flooring.

First Floor

Stairs rise to the landing where you will find the airing cupboard, housing the hot water cylinder and doors to the bedrooms and bathroom. The bathroom is fitted with a modern suite in white consisting of low level WC, pedestal wash hand basin and bath. There is also a chrome heated towel rail and the walls are Porcelanosa tiles with a ceramic tiled floor. There is a generously sized single bedroom plus three double bedrooms, all benefitting from built in wardrobes and the principal bedroom has an en-suite shower room with thermostatic shower controls, chrome heated towel rail and Porcelanosa tiles plus ceramic tiled floor.

Outside

Parking

Single Garage, with power and lighting providing a car charging port. Parking available on the drive for two cars.

Garden

There is an outside tap plus a footpath from the patio to the garden gates and garage personnel doors. With planting at the front the property, the rear gardens are fully turfed, fenced and include a generous patio as standard.

Useful Information

Predicted Energy Rating A
Council Tax Band TBA
Double Glazed Windows
Gas Fired Central Heating Boiler and Solar PV Panels
Mains Drainage
Freehold
No Onward Chain
10 Year Build Warranty
There will be an estate charge - amount to be confirmed
Buying schemes available: Part Exchange, Express Move and Own New.

Directions

From Sturminster Newton

From the office turn right and proceed to the traffic lights and turn right onto Old Market Hill. At the next set of lights turn left heading towards Shaftesbury and take the second turning on your right into Elm Close. Take the first turning left into Bull Ground Lane where the development is located. Postcode DT10 1JG

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.