





The Culvers, Upland Close, Broad Oak, Sturminster Newton, Dorset, DT10 2HL

What 3 Words: [///outcasts.bravest.spreads](https://outcasts.bravest.spreads)



Key Features

- No Forward Chain
- Quiet Cul-De-Sac Location
- Sought after Hamlet of Broad Oak
- Wrap Around Garden
- Driveway Parking with Garage
- Spacious Sitting Room

Tenure: Freehold | **EPC Rating:** D | **Council Tax Band:** C |

Services: Mains services are connected.

Location

Broad Oak is a small hamlet on the outskirts of Sturminster Newton. Set in Dorset's picturesque Blackmore Vale, Sturminster Newton is a charming market town offering an attractive blend of historic character, community spirit and everyday convenience. The town has a good selection of independent shops, cafés, traditional pubs and essential amenities, together with The Exchange, a thriving community arts and entertainment venue hosting theatre, live music, films and local events. The River Stour and historic Sturminster Newton Mill create an especially scenic setting, while the nearby North Dorset Trailway offers a traffic-free route through the countryside for walking, cycling and horse riding. Surrounded by rolling fields and traditional Dorset villages, the town is also well placed for reaching Blandford Forum, Sherborne, Shaftesbury and Dorchester—providing an appealing balance of peaceful country living and access to the

Inside the Home

A two bedroom detached bungalow in need of modernisation, offered for sale with no forward chain. The property sits in a wrap-around plot in a cul-de-sac, which is located in the popular hamlet of Broad Oak on the outskirts of Sturminster Newton.

The property is entered into a porch which opens into the hallway, with the double aspect sitting room to the left which has a focal fireplace. Adjacent the sitting room is the kitchen fitted with wall and base units, space for appliances and a larger cupboard. The property also offers two double bedrooms, a shower room, and a separate cloakroom.

Outside Space

The property enjoys a wrap around garden which is mostly laid to lawn with a mix of flower beds, fruit trees as well as a greenhouse. At the rear of the property is a gated driveway with off road parking and a single garage. The garden also enjoys rural views to the east over the Blackmore Vale.

Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

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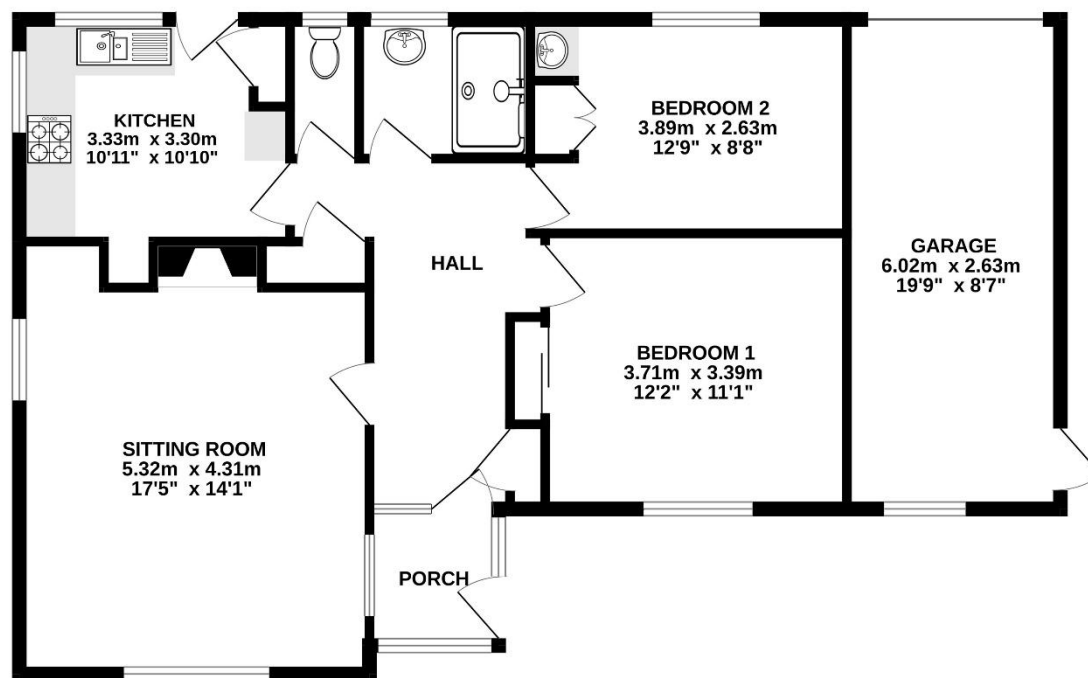
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GROUND FLOOR
87.9 sq.m. (946 sq.ft.) approx.



TOTAL FLOOR AREA : 87.9 sq.m. (946 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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18 August 2026