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selling and letting properties

Kingston
Sturminster Newton

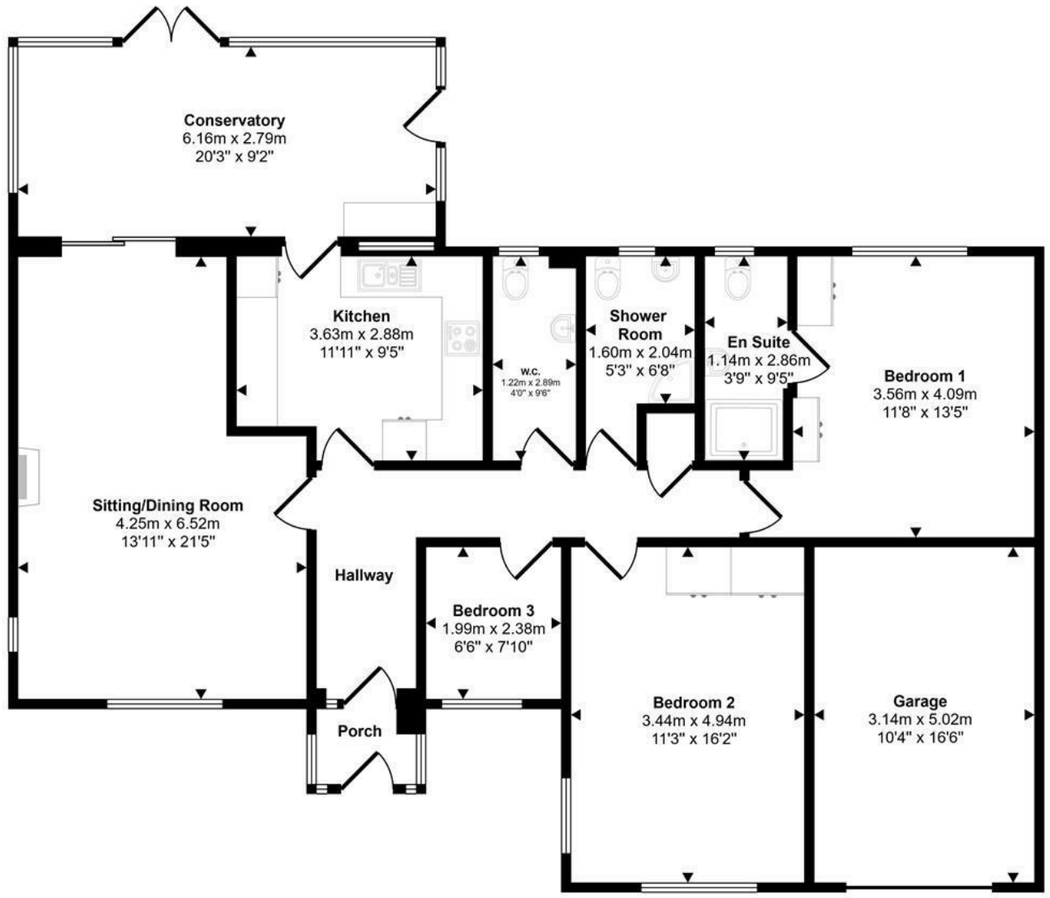
Guide Price
£475,000

A spacious three-bedroom detached bungalow that has been a much-loved home for approximately 20 years, offering well-proportioned accommodation together with generous, low-maintenance gardens of approximately a quarter-acre plot, excellent driveway parking and an integrated single garage. The property has three good-sized bedrooms, including a principal bedroom with en suite shower room, together with a further shower room and separate cloakroom. There is also a comfortable double-aspect sitting/dining room with open fireplace, a well-equipped kitchen and a light-filled conservatory providing additional living and utility space. Set within a generous plot, the bungalow offers a lovely sense of privacy and seclusion, making it an appealing home for those looking for peaceful village living without feeling isolated.

Enjoying a peaceful laneside position on the edge of the popular village of Hazelbury Bryan, the property remains well connected and is within easy reach of Sturminster Newton and other surrounding towns. There are seasonal views across the surrounding countryside towards Bulbarrow Hill, giving the bungalow a particularly attractive rural outlook and allowing it to make the most of its setting.

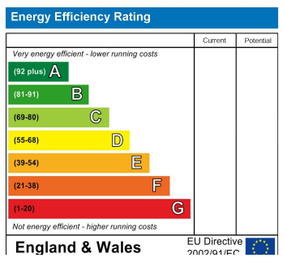
Outside, the front and rear gardens have been landscaped to create easy-to-maintain spaces, while still providing plenty of room to sit out and enjoy the surroundings. The rear garden is particularly private, with a patio seating area and recently renewed fencing, while the driveway provides parking for approximately three vehicles and leads to the integrated garage with electric door. Together with the recently installed electric boiler, uPVC double glazing and electric central heating, this is a comfortable and practical bungalow in a lovely village setting.

Approx Gross Internal Area
136 sq m / 1469 sq ft



Floorplan

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.



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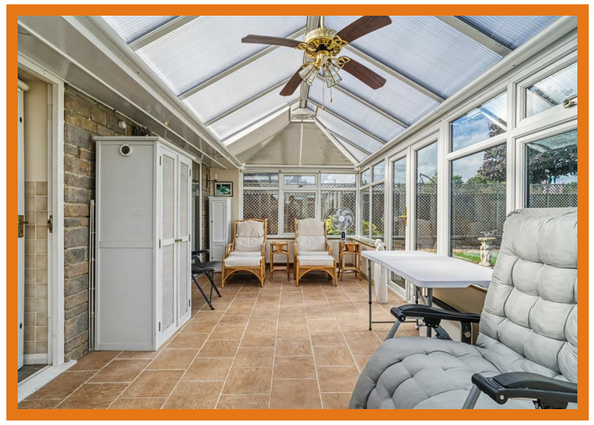

The Property

Inside
A useful entrance porch opens into the main hallway, which has tiled flooring and provides access to the bedrooms, shower room, separate WC, kitchen and sitting/dining room. The sitting/dining room is a particularly generous double-aspect reception space, with plenty of room for both comfortable seating and a dining table and chairs. An open fireplace creates an attractive focal point, while the windows bring in plenty of natural light and provide an outlook over the gardens. From here, a sliding door leads into the conservatory, which enjoys views over the rear garden and provides further flexible living space. The conservatory is heated and also incorporates a useful utility area with space and plumbing for a washing machine and tumble dryer. The kitchen is fitted with a good range of wood-effect floor and eye-level cupboards with complementary work surfaces, together with an electric hob and extractor, eye-level double oven, dishwasher and built-in fridge/freezer.

There are two double bedrooms together with a good-sized third bedroom, currently used as a study. The principal bedroom is positioned to the rear overlooking the garden and benefits from an en suite shower room, while bedroom two is situated to the front and has built-in wardrobes. There is also a separate shower room and an additional cloakroom.

Outside
Gardens
The bungalow benefits from generous gardens to both the front and rear, which have been landscaped with AstroTurf to create easily maintained outside spaces. The rear garden is particularly private and has recently renewed fencing together with a patio seating area. Gated access is available to both sides of the bungalow, with useful sheds positioned to either side as well as a dedicated bin storage area.

Parking
A good-sized driveway provides off-road parking for approximately three vehicles and leads to the integrated single garage. The garage has an electrically operated door, light and power, with boarded storage above. The recently installed electric boiler providing the heating and hot water is also housed within the garage.

Important Infomation
Energy Efficiency Rating TBA
Council Tax Band D
uPVC double glazing
Electric central heating via radiators
New electric boiler installed summer of 2026
Private sewage treatment plant, serviced and emptied September 2026
Freehold

Location and Directions
Hazelbury Bryan is a popular Dorset village, offering an attractive rural setting with a strong sense of community. The village itself provides a range of local amenities including a village shop, primary school, public house and access to surrounding countryside, ideal for walking and outdoor pursuits. A wider selection of facilities can be found in nearby towns such as Sturminster Newton and Sherborne, offering supermarkets, independent shops, schooling and leisure amenities. The area is well placed for transport links, with access to the A303 and rail services from nearby stations, providing connections further afield.

Postcode - DT10 2AR

What3Words - roofer.friend.eggplants

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