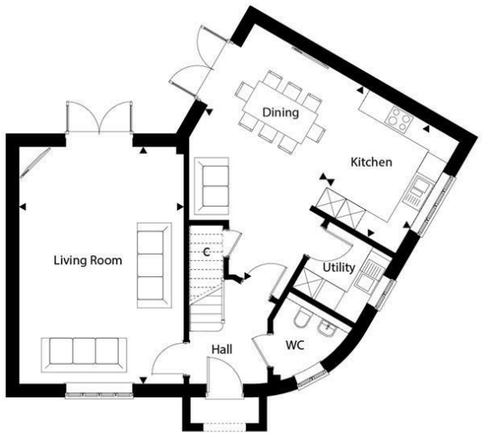
The Regis

Plot 15, 29, 34 & 77





Ground Floor

Living Room	4.35m x 6.26m	14'3" x 20'6"
Kitchen	3.40m x 2.55m	11'2" x 8'4"
Dining	6.00m x 3.71m	19'8" x 12'2"

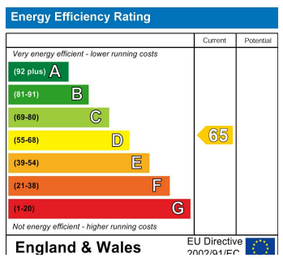
First Floor

Main Bedroom (incl. wardrobe)	4.37m x 4.09m	14'4" x 13'5"
Bedroom 2 (incl. wardrobe)	4.28m x 3.17m	14'1" x 10'5"
Bedroom 3	2.96m x 4.40m max	9'9" x 14'5"
Bedroom 4	3.91m max x 4.07m max	12'10" x 13'4"

Total floor area 146m² 1569ft²

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selling and letting properties



Fiddleford Ridge
Sturminster Newton

Prices From £600,000

An excellent opportunity to purchase a brand-new detached family home, offering spacious and contemporary accommodation with four great sized bedrooms. Ideally positioned within easy reach of the town centre, the property also enjoys close proximity to some lovely river and countryside walks, including the popular Trailway. The market town of Sturminster Newton caters well for everyday needs, with a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a selection of entertainment venues.

The property is being constructed by highly respected and award-winning builders, Wyatt Homes. Designed with both style and sustainability in mind, the home offers an appealing combination of modern living and environmental awareness. Features include solar PV panels, provision for an electric car charging point, double-glazed windows and the benefit of a ten-year build warranty, alongside high-quality fixtures and fittings throughout.

The accommodation has been thoughtfully designed to suit family life, with four generous double bedrooms and versatile living space. The contemporary kitchen/dining room is fitted with high-quality units and integrated appliances, with plenty of room for both a dining table and sofa, making it an ideal space for relaxing or entertaining. A separate lounge provides an additional reception room, with doors opening out onto the garden. The principal bedroom further benefits from fitted wardrobes and an en-suite shower room, whilst a stylish family bathroom serves the remaining bedrooms.

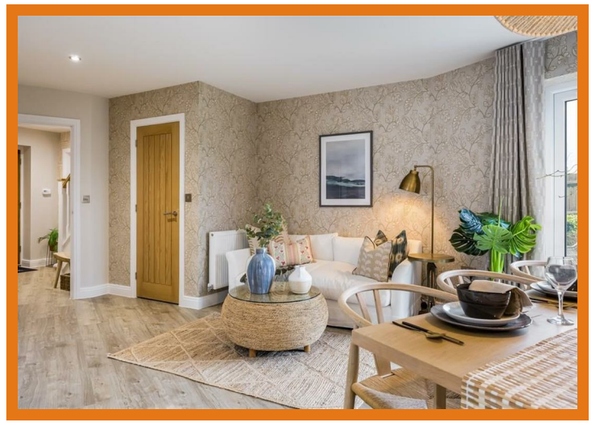
Outside, the property enjoys a lovely garden which will be laid to turf and complemented by a paved patio, providing an ideal space for relaxation or play, with scope to add your own landscaping touches. The property also benefits from a single garage and two parking spaces.

In summary, this is a wonderful opportunity to own a brand-new home offering contemporary accommodation, energy-conscious features and a convenient













The Property

Inside
Ground Floor

The front door opens into a spacious and welcoming entrance hall, with doors leading off to the sitting room, open plan kitchen/dining room and cloakroom. Stairs rise to the first floor with a good-sized storage cupboard beneath. The generous sitting room enjoys a double aspect, with a window overlooking the front and double doors opening out to the rear garden.

The spacious kitchen and dining room also boasts a double aspect, with the kitchen area looking out to the front and the dining area benefiting from double doors leading out to the rear garden. The kitchen is fitted with a range of stylish, high-quality contemporary units, consisting of floor and eye-level cupboards, together with ample work surfaces and an under-mounted stainless steel sink with chrome mixer tap. There is a built-in oven and hob with extractor hood above, plus an integrated fridge/freezer and dishwasher. The dining area provides plenty of space for a dining table and sofa, creating a lovely sociable area for everyday living. Also on the ground floor is a useful cloakroom and utility room.

First Floor

Stairs rise to the landing, where there is an airing cupboard housing the hot water cylinder and doors leading to the bedrooms and bathroom. The bathroom is fitted with a modern white suite consisting of a low-level WC, pedestal wash hand basin and bath. There is also a chrome heated towel rail, with Porcelanosa wall tiles and a ceramic tiled floor. There are four generously sized bedrooms, with the principal bedroom benefiting from fitted wardrobes and an en-suite shower room, complete with thermostatic shower controls, chrome heated towel rail, Porcelanosa tiles and ceramic tiled floor. The remaining three bedrooms offer versatile accommodation, ideal for family members, guests or use as a home office.

Outside
Parking and Garage
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 garden is fully turfed, fenced and include a generous patio as standard.

Useful Information
Predicted Energy Rating B
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

Location and Directions
Sturminster Newton is a popular and historic market town set in the heart of the Blackmore Vale, offering a strong sense of community alongside a wide range of everyday amenities. The town provides a good selection of independent shops, supermarkets, cafés, public houses and restaurants, together with primary and secondary schooling, medical facilities and leisure facilities, as well as plenty of countryside walks nearby. There are good road links to surrounding towns including Blandford Forum, Sherborne, Shaftesbury and Dorchester, while mainline railway stations at nearby Sherborne and Gillingham provide direct services to London Waterloo.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.