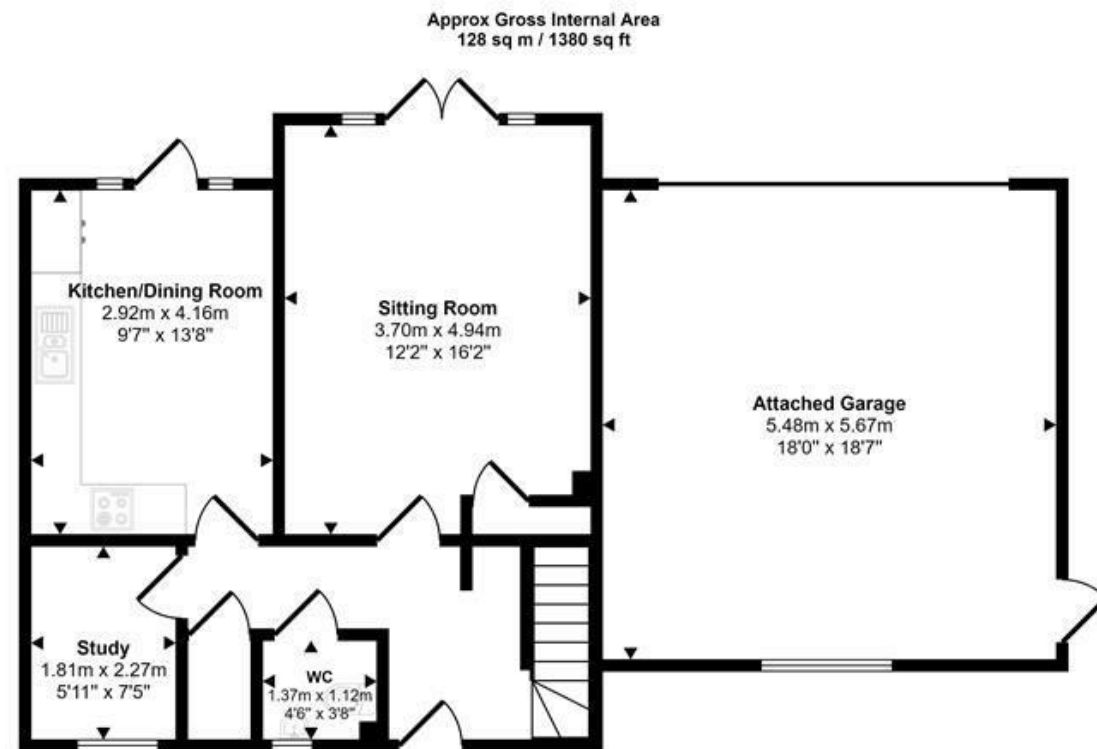
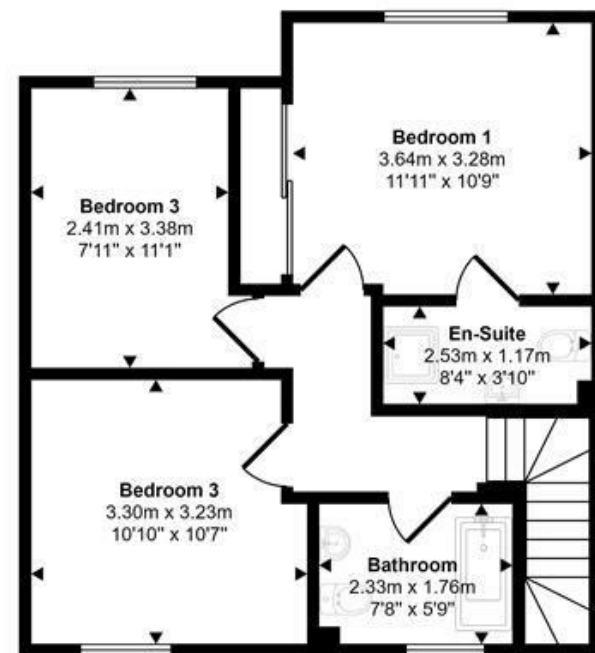




Ground Floor  
Approx 80 sq m / 857 sq ft

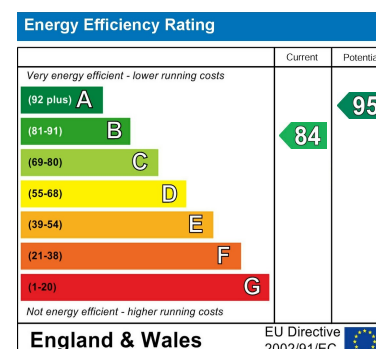


First Floor  
Approx 49 sq m / 523 sq ft

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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Sutton View  
Fontmell Magna

Guide Price  
£425,000

Set within a small, exclusive development of just 30 homes, this beautifully presented semi-detached cottage-style property offers bright, well-proportioned accommodation with countryside views and a sense of privacy - not being overlooked by neighbouring houses.

Completed in January 2023 by the highly respected Pennyfarthing Homes, the property forms part of a thoughtfully designed development that harmonises perfectly with the character of the charming village of Fontmell Magna. The village itself enjoys an active community with many societies and clubs, a church, primary school, village hall, doctors' surgery, and a local store with café.

This immaculately presented, cottage style home has been finished to an exemplary standard, featuring high-quality fixtures and fittings throughout, including soft-closing kitchen units with built-in appliances, stylish bathroom suites, oak internal doors, chrome wall plates on the ground floor, and durable Karndean flooring to much of the ground floor. The property benefits from sustainable wood-framed double glazing, a modern air-source heat pump, individually controlled underfloor heating on the ground floor, and radiators on the first floor.

The accommodation includes three double bedrooms and a double garage, providing excellent flexibility and scope for extension or conversion (subject to planning). The property benefits from a One Guarantee structural policy with 8 years remaining.

Situated on the edge of the village, with beautiful countryside walks on the doorstep, this property perfectly combines modern comfort with a rural lifestyle. Early viewing is strongly recommended to appreciate both the quality and the location of this lovely home.



**ACCOMMODATION**

**Ground Floor**

**Entrance Hall**

Front door with frosted inset glass pane and peephole opens into a welcoming entrance hall. Recessed ceiling lights. Smoke detector. Underfloor heating control. Power points. Large storage cupboard fitted with ceiling light, shelf and hanging rail. Wood effect Karndean flooring with underfloor heating. Stairs rising to the first floor, Oak doors to all rooms.

**Sitting Room**

French double doors with full height opening windows to either side lead out to the paved sun terrace. Ceiling lights. Power, telephone and television points. Cupboard housing the hot water cylinder. Carpeted floor with underfloor heating.

**Study**

Paned glass window to the front aspect. Ceiling light. Underfloor heating control. Power points. Wood effect Karndean flooring with underfloor heating.

**Kitchen/Dining Room**

Large glazed door with full height opening windows to either side leads out to the rear garden. Recessed ceiling lights. Smoke detector. Underfloor heating control. Fitted with a range of modern, soft closing, Shaker style kitchen units consisting of floor cupboards with corner carousel, separate drawer unit with cutlery and deep pan drawers and eye level cupboards with counter lighting under. Good amount of laminate work surfaces with matching upstand and inset one and half bowl sink and drainer with swan neck mixer tap. Integrated fridge/freezer and dishwasher, both un-used. Space and plumbing for a washing machine. Built in eye level electric oven and combination above plus storage cupboards above and below. Induction hob with five rings, splash back and extractor hood over, combination microwave and oven. Wood effect Karndean flooring with underfloor heating.

**Cloakroom**

Frosted paned glass window to the front elevation. Recessed ceiling light. Fitted with a low level WC with dual flush facility and wall hung vanity wash hand basin with mono tap, tiled splash back and mirror above. Wood effect Karndean flooring with underfloor heating.

**First Floor**

**Landing**

Stairs rise and curve up to the landing with window to the side half way up. Recessed ceiling lights. Smoke detector. Access to the part boarded loft space with lighting. Radiator. Heating control for the first floor. Power points. Oak doors to all rooms.

**Bedroom One**

Paned glass window with outlook over the rear garden and countryside beyond. Built in mirrored wardrobe. Ceiling light. Radiator. Power, telephone and television points. Oak door to the:-

**En-Suite Shower Room**

Recessed ceiling lights. Extractor fan. Part tiled walls.

Chrome heated towel rail. Fitted with a stylish suite consisting of low level WC with dual flush facility, wall hung wash hand basin with mono tap and illuminating sensor mirror above and large walk in shower cubicle with main shower. Wood effect Karndean flooring.

**Bedroom Two**

Paned glass window to the front with partial countryside view opposite. Ceiling light. Radiator. Power and television points.

**Bedroom Three**

Paned glass window with view over the rear garden to countryside beyond. Ceiling light. Radiator. Power, telephone and television points.

**Bathroom**

Frosted paned glass window with tiled sill to the front elevation. Recessed ceiling lights. Extractor fan. Part tiled walls. Chrome heated towel rail. A white suite consisting of bath with mixer tap and shower attachment plus full height tiling to the surrounding walls and shower screen, low level WC with dual flush facility and wall hung vanity wash hand basin with mono tap and illuminating sensor mirror above. Wood effect Karndean flooring.

**Outside**

**Drive and Double Garage**

The drive and garage are located to the back of the property, where there is a block paved drive with space to park at least four cars and leads up to the double garage. This has a remote controlled electric up and over door, fitted with light and power, plus frosted paned glass window to the rear and personal door opening to the side.

**Rear Garden**

A timber gate from the drive opens to a good sized sunny rear garden, which has been beautifully landscaped. To the rear of the house there is a large paved sun terrace with canopy over the area outside of the sitting room. The rest of the garden is laid to lawn and edged by shrub and flower beds. The garden is fully enclosed by timber fencing and is not overlooked.

**Useful Information**

Energy Efficiency Rating B  
Council Tax Band D  
Sustainable Wood Framed Double Glazing  
Air Sourced Heat Pump - Underfloor Heating Ground Floor - Radiators First Floor  
Management Fee - £32pcm  
Mains Connection  
Freehold

**Directions**

**From Sturminster Newton**

At the traffic lights turn onto Old Market Hill. Turn left at the next set of lights heading towards Shaftesbury. Continue through the village of Manston, passed the Plough heading towards Shaftesbury. Take a right turn to Fontmell Magna and Hartgrove and continue through the village of Fontmell Magna to the junction with the A350. Turn right heading towards Blandford. Proceed through the village and take a turning right into Sutton View where the property will be found on the left hand side. Postcode SP7 0QN



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.