



## 1 HOSEY ROAD STURMINSTER NEWTON, DT10 1QP

£390,000  
FREEHOLD

Stylish Former Show Home in a Prime Location – Ready to Move Into with Bonus of Scope to Extend  
An impressive home that truly needs to be seen to be appreciated. Originally the show home for the development, this spacious and beautifully presented property has been refurbished within the last two years, including a stylish new bathroom and ensuite, along with the installation of a brand-new gas central heating system, offering modern efficiency alongside a warm, family-friendly feel.

# 1 HOSEY ROAD

- Excellent Family Home • Walking Distance to Town Centre and Schools • Easy Access to Country & Riverside Walks • Spacious Accommodation • Modern Fully Fitted Kitchen • Master Bedroom with En-Suite Bathroom • Private Enclosed Garden



## Accommodation

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Ideally positioned within walking distance of the town centre and both primary and secondary schools, the home will appeal to a wide range of buyers, from growing families to those seeking space and convenience without compromise. The property further benefits from a great-sized garden which, while already generous, offers excellent potential to extend the kitchen into the garden (subject to planning), making it ideal for modern family living and entertaining.

## Outside

The house sits toward the edge of a popular and quiet residential estate within walking distance, (approx. 10 mins), of the town centre and both primary and secondary schools. To the front of the property there is a small area which is presently shingled, and a tarmac drive provides both parking and access to the integral garage. To the rear there is a good sized, fully

enclosed, garden which can be accessed via the rear of the garage, the kitchen and the sitting room. Presently the rear garden is mostly laid to lawn with a separate patio area and white stone borders and a variety of shrubs which soften the boundaries. The garden would suit a variety of uses from entertaining, guests on warm balmy evenings, a play area for children or a blank canvass for keen horticulturists with plenty of space to grow both vegetables and more decorative plants..

## The Area

Sturminster Newton is an interesting and picturesque market town in the heart of the Blackmore Vale, in an elevated position by the River Stour. There are many fascinating properties here from a wide variety of periods and this is particularly noticeable around the town centre. You will also find an excellent variety of independent shops, eateries and two supermarkets, a bakers, a greengrocers and a butchers shop selling produce from their own farm, there are also both Doctors and Dental Practices in the centre as well as a veterinary practice with 24 HR cover. The area provides excellent schooling, in the town there are well used state schools providing both primary and secondary schooling, and both within walking distance of the house, and the surrounding area provides a variety of fee paying schools for all ages. The hub of the town is 'The Exchange', where many local groups and societies meet and you might catch

a live, music, theatre or comedy show. The area is well served by both state and private schools with popular first and secondary schools within the town. Surrounded by Beautiful Dorset Countryside and with excellent access to some wonderful walking and riding routes, including the Stour Way which runs for over 60 miles from the source of the river to Dorset's beautiful coastline, there is also The Dorset Trailway, which follows the old railway line from Sturminster Newton to Spetisbury taking in a wide variety of environments. Whilst walking the path, why not take in the old railway station at Shilligstone where you can grab a tea and homemade cake in the station house or visit the railway museum, run by volunteers and enthusiasts, a short section of line has been reinstated and soon you may be able to take a short ride on one of the restored engines back to Sturminster. A short walk from the town centre you can cross the Stour on an historic five arch bridge and visit one of Britain's oldest functioning water mills, where volunteers still grind flour, which you can purchase at the mill, or why not just sit and relax with a cup of tea and a homemade cake. Field sports are well represented in the surrounding areas and there is excellent coarse fishing on The Stour. The world renowned Jurassic coast is only some 40 minutes, (approx 27miles), away and here you can find a wide variety of water sports, including, 'The Portland Sailing Academy' where many of the UK's budding Olympians train, along with many stunning coastal walks.

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## ADDITIONAL INFORMATION

**Local Authority** – Dorset

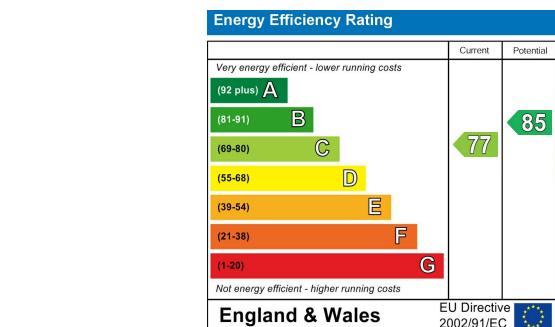
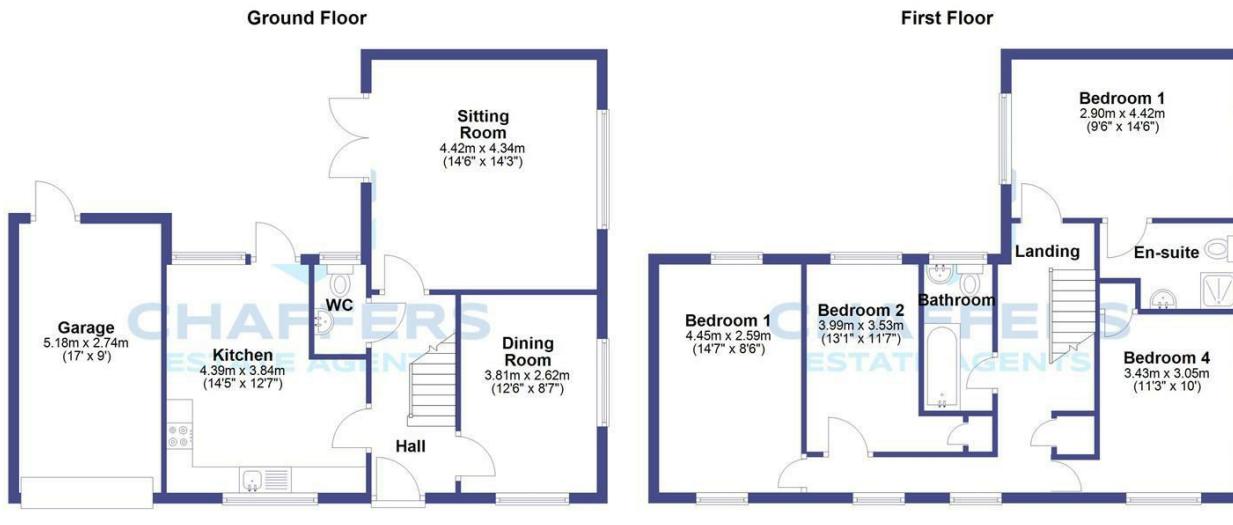
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1442.00 sq ft

**Tenure** – Freehold





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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