Bridge Street, Sturminster Newton DT10 1BZ

£240,000

MOLLARO

DORSET & NEW FOREST ESTATE AGENTS

FOUR DOUBLE BEDROOM CHARACTER TOWNHOUSE WITH VERSATILITY TO THE LAYOUT IN THIS VIBRANT TOWN THAT HAS SO MUCH TO OFFER BY THE WAY OF COUNTRYSIDE, PUBS AND RESTAURANTS AND LOCAL SHOPPING

A character 4 double bedroomed townhouse both close to the town centre and to one of the main reasons for choosing Sturminster Newton - the beautiful surrounding countryside. The property retains character features such as original sash windows, Grade 2 listed frontage, exposed beams and rafters.

The layout is flexible and one of the bedrooms could become another living room to compliment the ground floor living room. The exterior of the property was re-painted just before Christmas last year and the interior has been redecorated over the course of the last 4 years. The owner has had to move away from the area and has completed on his forward purchase.

The townhouse has over 1,400 sq ft of accommodation and needs to be viewed to understand any potential for change. The location and what Sturminster Newton offers in the way of lifestyle, walks, dog walks, lovely pubs and restaurants and a vibrant town centre, makes this a value for money purchase either as a home or a weekend retreat.

KEY FEATURES

- Four double bedroom character townhouse
- Versatile layout
- Features such as Grade 2 listed front, exposed beams and rafters, sash windows
- Vendor suited - no chain position
- Garage
- Over 1,400 sq ft of accommodation
- Worchester combi boiler with Hive heating controls
- Exterior re-painted just before Christmas 2024
- Interior completely re-painted over the last 4 years
- Value for money location at the edge of this vibrant town

THE OLD
CLOCK SHOP
beko

Ground Floor - Engineered oak flooring to all the ground floor

Entrance Hall: Timber front door with inset glass fanlight. The entrance has the cupboards housing the gas and electric meters as well as the consumer unit. Radiator. Under stairs shoe cupboard.

Kitchen/Dining/Living Area: Open plan with light provided by 2 bay windows, a door and a side window. Central heating programmer, telephone and TV points. Radiators. The kitchen space has high and low level storage cupboards and solid wood work surfaces and a clear definition of the kitchen area is achieved with a side island. Part tiled walls, ceramic sink and drainer. Built in electric oven and hob with extractor hood. Integrated fridge, dishwasher (not included in the sale).

Utility Room: Storage cupboards, part-tiled walls, work surface with stainless steel sink, washing machine. Radiator and extractor fan.

Downstairs Loo: Loo, sink and extractor fan.

1st Floor - Carpet to all the first floor

Landing: Galleried with window, radiator, boiler cupboard. Venetian blind.

Bedroom 1: 2 windows provide a double outlook. Radiator, telephone and TV points. Laddered venetian blinds.

Bedroom 3: Window and radiator. Venetian blind.

Bathroom: Window with roller blind. Heated towel rail, loo, sink, fully tiled Mira mains shower. Double ended shaped bath with central mixer tap. Natural stone tiled floor.

2nd Floor - Carpet to all the second floor

Landing: Galleried, radiator, exposed rafters.

Bedroom 2: Window with roller blind, skylight. 2 radiators. Telephone and TV points. Exposed beams and rafters. Access to loft.

Bedroom 4: Window with roller blind with view to the mill. Radiator, TV point. Exposed beams and rafters.

Garage: Good size with up and over door, concrete floor and a number of storage cupboards.

ALEXISONFIRE

U2
RAMONES
BILLY BRAGG
SPEAR OF DESTINY
R.E.M.
FAITH BROTHERS
MILTON KEYNES BOWL SAT 22nd JUNE 3.00p.m
SOLD OUT

U2
SOLD OUT

ADDITIONAL INFORMATION

Room Dimensions: Please see floorplan for room dimensions.

Tenure: Freehold

Annual Council Tax 2026/7: Band C - £2,603.52 payable

Energy Performance Certificate (EPC) Rating: Exempt

Connectivity & TV: Owner currently uses Talk-Talk which he says is an excellent speed

Parking: Garage and Ricketts Lane car park is free. Please note garage is on a 999 year lease

Heating: Worcester combination boiler with Hive controls.

Property Size: 1,409 sq ft plus garage

AREA DESCRIPTION

Sturminster Newton, sat on the River Stour, is all you can hope for in a Dorset countryside location.....fantastic walks, great country pubs, access to local produce.

Where to start? The pubs and restaurants: The White Horse Inn in town with a 4.8 on Tripadvisor-warm atmosphere, hearty pub meals and local charm-CAMRA listed. Plumber Manor, 4.7 on Tripadvisor, for treat meals and another CAMRA listed pub is the White Hart Alehouse. The Japanese/Chinese restaurant in the town is highly rated.

The trails locally are renown. Choose from the Sturminster Newton Walkabouts including historic sites, the North Dorset Trailway, The Fiddleford Circular which takes you past heritage ruins, The Stour Valley Way Section which follows the river and Butts Pond Meadows which takes you through ancient woodland.

For more exercise, there is the Marnhull Tennis Club, golf at Sherborne or Rushmore Golf Clubs, Sturfit Gym and fitness classes, Marnhull Recreation Ground (football, cricket, tennis courts) and the well known off-road Mountain biking centre at Child Okeford. More culturally the Exchange Theatre and Arts Centre attracts West End productions.

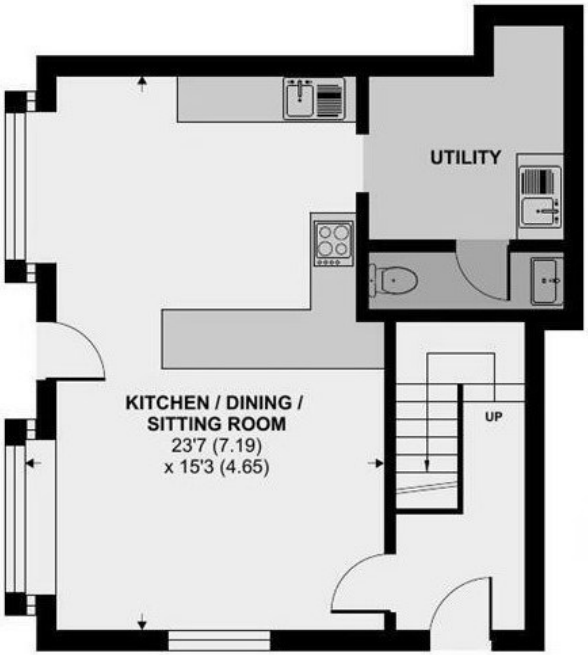
For groceries the Co-Op is on Lower Market Street and Dike & Son is in close by Stalbridge which is an independent supermarket specialising in local produce. Plus there is the traditional market every Monday and the country market every Tuesday. Oxfords bakery in the town is considered special and Harts of Stur department store has a wide reputation. Make sure you visit local deli and vegetable stores: Olives Et Al, Root & Vine and Holbrooks, all in the town.

If you have children of school age, at primary level there is the William Barnes Primary School or St Gregory's C of E. At secondary level Sturminster Newton High School. All are well thought of and have achieved Ofsted good ratings.

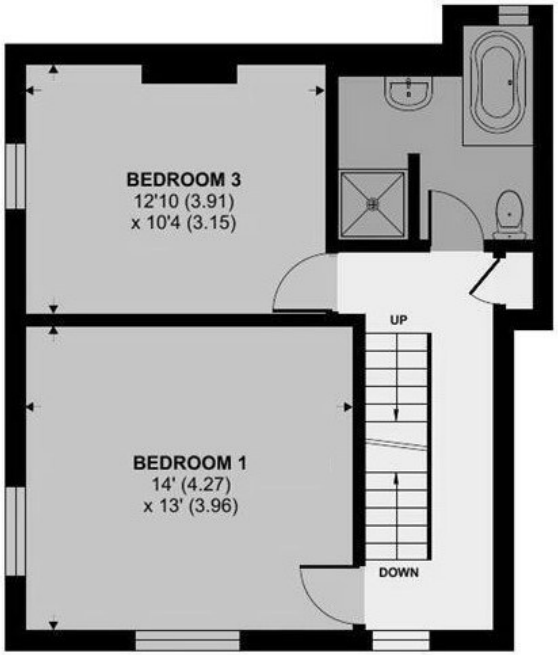
The quickest connection out is the A303 for access to the UK motorway network. Or by train Templecombe and Gillingham stations are 15/20 minutes away by car and from there London is 2 hours away.

Sturminster Newton is the perfect countryside village.

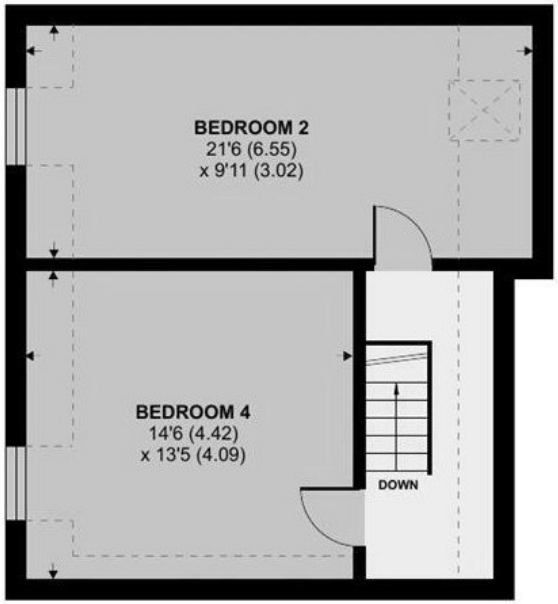
FLOORPLAN



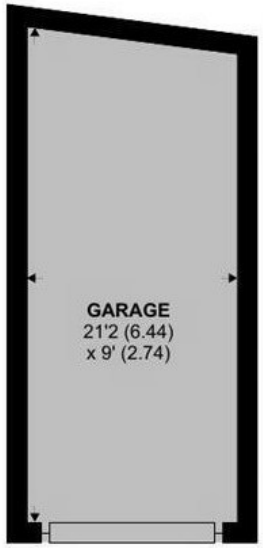
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Approximate Area = 1409 sq ft / 130.9 sq m
Garage = 185 sq ft / 17.1sq m

All measurements are approximate and for display purposes only.
Measurements shown are maximum sizes and some rooms may have restricted head height.

Viewing by Appointment Through the Vendor's Sole Agent

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