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**9 Lane Fox Terrace Penny Street,
, Sturminster Newton, DT10 1DE**

Located a short stroll for riverside walks, the town centre and the primary school; this spacious home is not one to be missed! Three well-appointed bedrooms, Conservatory, Living Room, separate Dining Room, Garage and Driveway.

Guide Price £350,000 Freehold

Council Tax Band: D

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- **Spacious Living:** Three-bedroom semi-detached family home in a sought-after town location
- **Convenience:** Private driveway and a detached garage—a rare find for this historic part of town.
- **Flexible Accommodation:** Two distinct reception rooms providing ample space for dining and relaxation.
- **Prime Location:** Situated on the prestigious Penny Street, just a short stroll from the town centre and the North Dorset Trailway.
- **Sunlit Conservatory:** A wonderful addition to the rear, overlooking the garden.
- **No Onward Chain:** Available for a smooth transition.

Description

The Ground Floor:

Upon entering, you are greeted by a welcoming entrance hall leading to two versatile reception rooms, the kitchen and cloak room. The primary sitting room offers a cosy atmosphere off which is the conservatory, this additional living space acts as a bridge to the outdoors, providing a tranquil spot to enjoy views of the garden year-round. While the second reception room serves perfectly as a formal dining area. To the front, the kitchen is well-appointed and flows naturally into the hallway and dining room.

The First Floor:

Upstairs, the property features three well-proportioned bedrooms. The principal bedroom is a generous double with ample space for storage, complemented by a second double and a comfortable third bedroom. A family bathroom serves the first floor, finished to a clean and functional standard with potential for modern updates.

Outside

The exterior is a standout feature for this location. The property includes an attached garage providing essential off-road parking, additionally on street parking is readily available. The rear garden offers a private retreat, primarily laid to lawn with patio areas perfect for alfresco dining and entertaining, it also offers a water-tight brick built shed perfect for storing gardening bits.

Location and amenities:

Lane Fox Terrace is situated in a sought-after area of Sturminster Newton, known for its characterful period homes and proximity to the town center.

Accessibility: The property is within walking distance of the town's main amenities, including local shops, the library, and primary/secondary schools.

Transport: The nearest railway station is Templecombe (approx. 7.5 miles away), providing links to London Waterloo and Exeter.

Surroundings: Penny Street is close to the River Stour and various countryside walks, including the famous Sturminster Newton Mill.



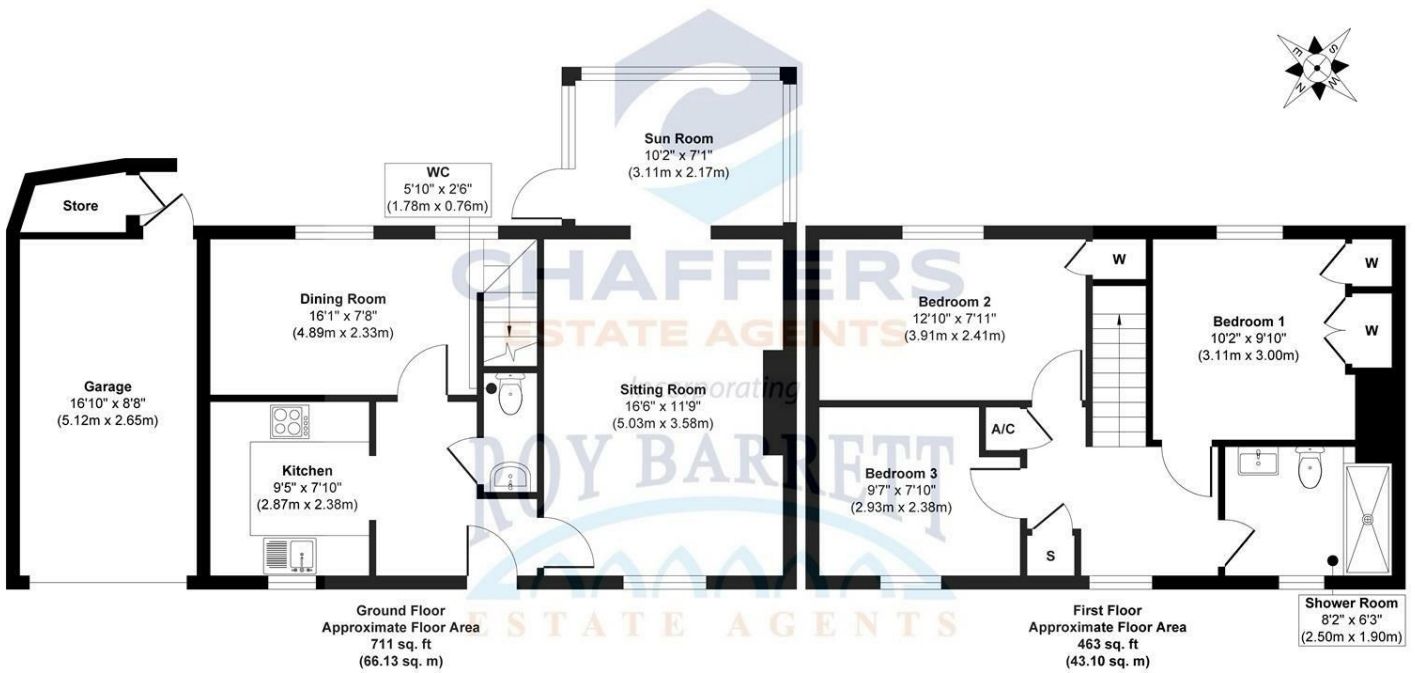
Directions

Postal Address: 9 Lane Fox Terrace, Penny Street
Sturminster Newton, DT10 1DE What3Words:
///swatting.soap.quilt



Floor Plan

Lane Fox Terrace, Penny Street, Sturminster Newton, DT10



Approx. Gross Internal Floor Area 1174 sq. ft / 109.23 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	