

Floorplan

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.

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

t. 01258 473030  
sales@mortonnew.co.uk  
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	84
EU Directive			



Bath Road  
Sturminster Newton

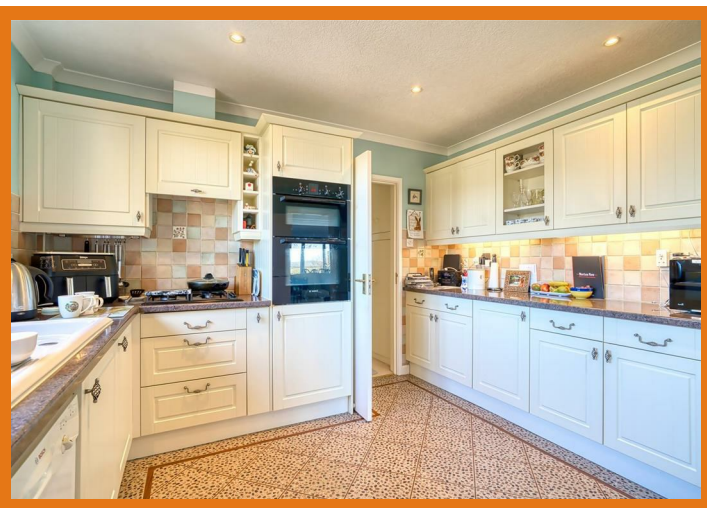
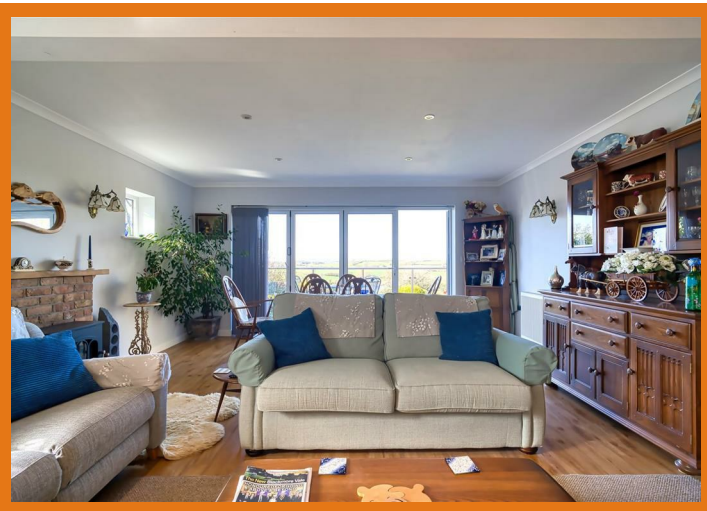
Guide Price  
£525,000

A well presented three double bedroom detached bungalow, occupying an elevated position within a popular town setting. The property boasts far reaching views across stunning Blackmore Vale countryside, whilst being just a short walk from the town centre and the amenities it has to offer.

The property offers spacious and well balanced accommodation, arranged to provide a comfortable and versatile layout suited to a range of buyers. The interiors are light and well proportioned, with a natural flow throughout that lends itself well to both everyday living and entertaining.

A particular feature of the home is its position, which allows it to make the most of its outlook, creating a strong sense of space and openness. The elevated setting enhances both privacy and the overall feel of the property, setting it apart from others within the area.

Externally, the property sits within a generous plot, further complementing the sense of space and providing an attractive overall setting.



### The Property

#### Accommodation

Inside

The accommodation is arranged across a single level and offers well proportioned rooms throughout.

A central hallway provides access to all principal rooms. The sitting room/dining area is a particularly spacious and light-filled room, with a gas burner creating a focal point and bi-folding doors opening onto a balcony, ideal for enjoying the outlook over the garden.

The kitchen is fitted with a range of modern units and worktop surfaces, with an eye-level oven, hob, and space for further appliances including a dishwasher and fridge freezer. A separate utility room provides additional storage along with space and plumbing for a washing machine and tumble dryer, as well as a sink.

There are three double bedrooms, two of which benefit from built-in storage. Bedroom two also features a wash hand basin, adding further practicality. The

accommodation is served by a family bathroom, together with a separate WC and a separate shower room.

#### Outside

To the rear, the property enjoys a generous garden which is predominantly laid to lawn and backs onto open fields, creating a pleasant and open outlook. The garden benefits from a south-westerly aspect and offers a good degree of privacy, making it an ideal space for both relaxing and entertaining.

A balcony extends from the main living space, providing an elevated seating area with views over the garden and surrounding countryside. Additional features include a garden shed and greenhouse.

To the front, there is driveway parking along with access to a garage.

#### Useful Information

Energy Efficiency Rating C  
Council Tax Band E  
Mains Gas Fired Central Heating  
Private Drainage  
Water Softner

Freehold

Vendor will need to find onward purchase

#### Location and Directions

Sturminster Newton is a popular Dorset market town offering a range of everyday amenities including shops, cafes, a supermarket, schooling and healthcare facilities, along with a strong sense of community.

The town is surrounded by attractive countryside, with numerous walking and riding routes nearby. Further facilities can be found in the surrounding towns of Gillingham, Blandford Forum and Sherborne, all of which offer a wider range of services and transport links, including mainline rail connections from Gillingham to London Waterloo.

Postcode DT10 1ED

What3words

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