



5

Newton Gate, Sturminster Newton, Dorset

# 5

## Newton Gate Sturminster Newton Dorset DT10 2EU

A courtyard development house, presented in excellent order throughout with a fine summer house in the garden.



- 4 bedroom courtyard development house
- Renovated summer house in private garden
- Well presented spacious accommodation
  - Parking and garage
  - Electric car charger
  - Close to shops\*

Guide Price **£430,000**

Freehold

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## THE DWELLING

5 Newton Gate forms part of this courtyard development of some 23 years ago. The dining hall has high vaulted ceilings and forms the centre of the house with the spacious reception room to one end and the kitchen the other. The reception room measures some 26ft deep and has a wood burner feature fireplace and an outlook over the private garden to the rear. The immaculate kitchen has been recently renovated to give a range oven, space for American style fridge and a range of wall and floor units. The integral garage houses the utility area and gives rear access to the rear garden.

The stairs rise to a spacious landing that has Velux windows for plenty of natural light, linking the principal suite at one end and the three further bedrooms, the 4th being fitted out as a dressing room currently, at the other with a family bathroom.

## ACCOMMODATION

See floor plan. In brief: a light and airy courtyard development house with some outstanding ceiling heights and a garden with established summer house.

## OUTSIDE

Approached over the adopted courtyard, parking for 2 / 3 cars and the garage is to the front of the house. To the side and rear is a private garden with French doors from the sitting room and steps down from the garage to the other end. The main garden is mostly laid to lawn with high hedges and fencing giving privacy. The summer house has been renovated and has internet connection for WFH options. The rear garden links up to the garage area and holds sheds and a pergola for BBQ's.

## SITUATION

Newton is situated just outside Sturminster Newton, a traditional market town with a range of shops including traditional butchers and delicatessen, supermarket, cafes, pub, library, doctor and dental practices, health centre, churches and schools. The town also has an exceptional and active arts centre which provides a wide range of music, theatre and other events, a recreation ground and the surrounding area has some fantastic walking countryside.

## DIRCTIONS

What3words///broached.shoving.rivers

## SERVICES

Mains water, electricity and gas are connected to the property. Mains gas central heating system. Drainage is run and maintained by Wessex Water.

## MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

(Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: E

Agents Notes: The Courtyard tarmac is adopted by the council. Rights of Arrangement - Chancel repair liability



# Newton Gate, Sturminster Newton

Approximate Area = 1552 sq ft / 144.1 sq m (excludes void)

Limited Use Area(s) = 92 sq ft / 8.5 sq m

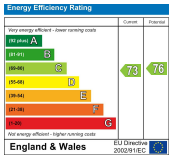
Garage = 166 sq ft / 15.4 sq m

Total = 1810 sq ft / 168 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1347071



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