



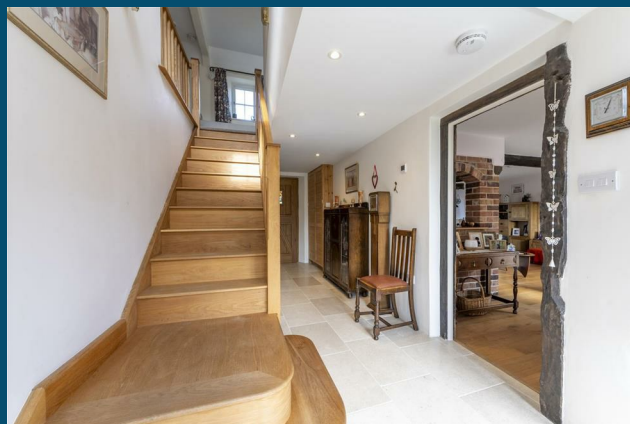
**SCYTHE COTTAGE ,  
STURMINSTER NEWTON, DT10 2AR**

**£675,000  
FREEHOLD**

This sympathetically modernised Character Cottage in Kingston offers a wealth of space, charm and practicality in Semi-Rural Dorset. A beautiful blend of Characterful features such as exposed beams, inglenook fireplaces and modern improvements like underfloor heating, air-source heat pump, double glazing and open-plan Kitchen-diner.



# SCYTHE COTTAGE



## Description:

Nestled in the heart of the semi-rural Dorset landscape, this sympathetically modernised cottage offers a rare opportunity to own a piece of Kingston's history without sacrificing contemporary comfort. Following an extensive programme of renovations and a substantial extension, the home seamlessly bridges the gap between historic character and 21st-century practicality.

## The Living Spaces:

The ground floor is designed for both intimate family life and grand-scale entertaining. The heart of the home is the stunning open-plan kitchen and dining area, a bright and airy space that serves as the social hub of the property. For more formal or cozy occasions, the cottage boasts three distinct reception rooms, each retaining unique architectural charm. Modern efficiency is at the forefront of the renovation, with underfloor heating installed throughout the entire home, ensuring a consistent and comfortable climate year-round. Beyond the main kitchen, a separate and highly practical utility room adds to the ease of daily living. The accommodation is remarkably flexible, featuring three to four double bedrooms that can be easily adapted to suit your specific lifestyle, whether you require a dedicated home office, a hobby room, or a spacious guest suite. This Characterful home is heated from an air-source heat pump, one of the reception rooms offers a wood-burning stove for a more cozy and intimate setting. An impressive master bedroom is the only room in the house requiring some finishing touches (carpets and minor carpentry) but it offers a walk-in dressing room and superb ensuite with bath and separate shower.

## The Exterior:

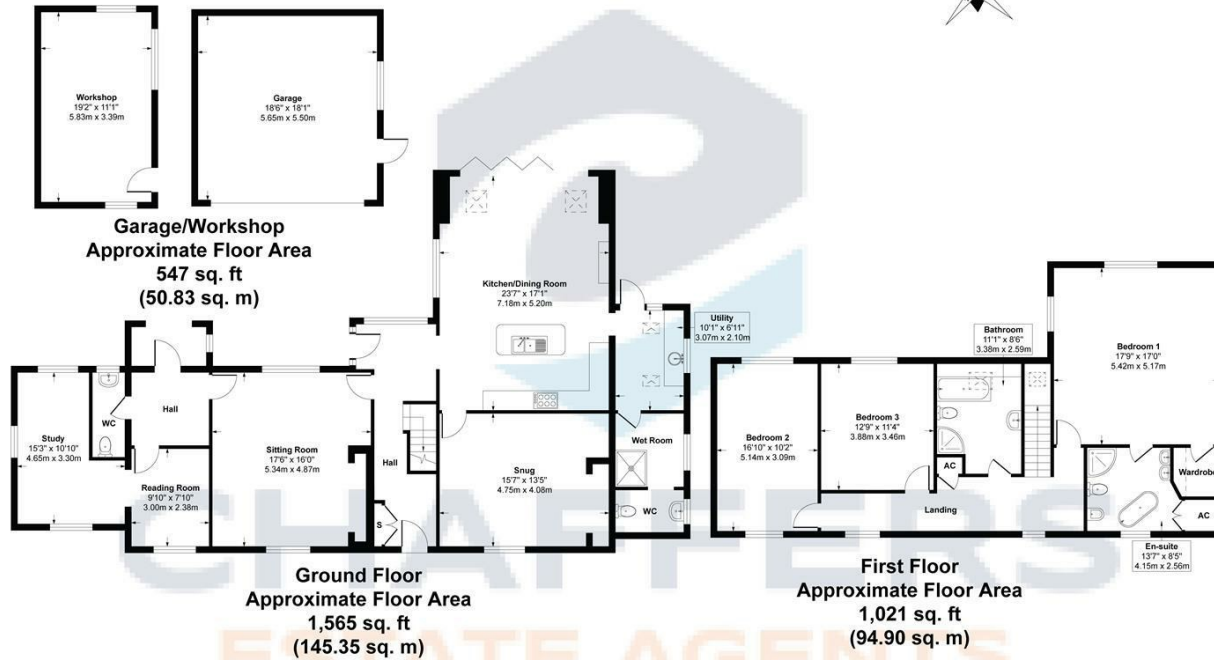
Set on approximately one-quarter of an acre, the exterior of the property is as impressive as the interior. The gardens offer a private sanctuary, blending productivity with relaxation. The grounds feature an array of established fruit trees and a charming, original well that provides a focal point of historical interest. For those seeking a creative space or a quiet retreat, the garden includes a versatile workshop and studio. Practicality is woven into every detail, with a private garage and driveway providing ample off-road parking, alongside thoughtfully placed outside taps to make garden maintenance effortless. This cottage is truly more than just a home; it is a lifestyle, offering the tranquility of the Dorset countryside combined with the assurance of a property that has been expertly prepared for the future.



## SCYTHE COTTAGE



Kingston Lane, Kingston. Sturminster Newton, Dorset, DT10



Approximate Gross Internal Floor Area 3,133 sq. ft / 291.08 sq. m

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	64
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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