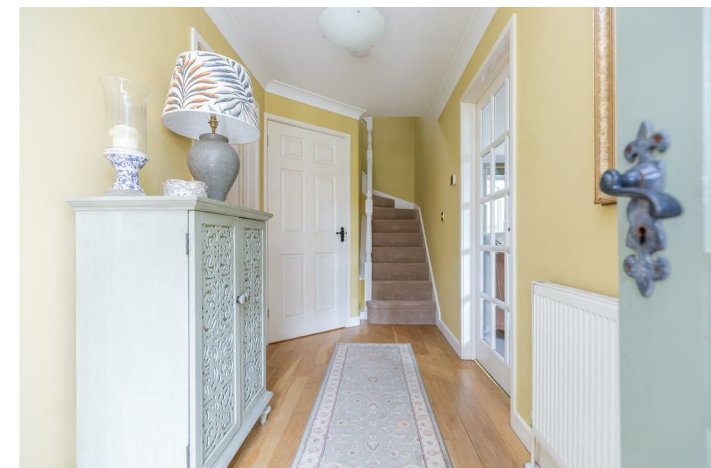




**3 WOODLANDS,**  
STURMINSTER NEWTON, DT10 2DD

**£385,000**  
**FREEHOLD**

If you're looking for the charm and character of a Dorset countryside cottage without compromising on modern-day essentials, this could be the perfect home. With a garage and driveway parking, fast internet and the added luxury of an en-suite bathroom, it beautifully combines rural charm with the conveniences of contemporary living.



**CHAFFERS**  
ESTATE AGENTS

### 3 WOODLANDS

#### Description

Having recently undergone a plethora of works and decorations to transform, what was a boring boxy home, into this wonderfully characterful and colourful home with French inspired décor with sleek furnishing. Complimenting this is a secure and private low maintenance rear garden which will make you feel as though you're on a French holiday when Alfresco dining or soaking up the sunshine when the weather permits.

Upon entry, an uplifting hallway with stairs rising to the first floor offers a useful storage cupboard and provides access to the dual aspect sitting room, a dual aspect kitchen-diner and lastly a trendy ground floor WC with wood panelling. The sitting room offers a super amount of natural light with both front and rear windows and French doors. The focal point of this room is a multi fuel burning stove with brick hearth and oak mantle. On the opposite end of this house the kitchen dining with ample cupboards, integral appliances and \*range cooker, offers the perfect space for culinary exploration or entertaining guests while prepping for your very own Come Dine with Me experience.

Moving upstairs we have three well-proportioned double bedrooms. The principle bedroom offering moody but calming décor with built in wardrobes offers a private space in which to unwind with the comforts of your own ensuite WC and power shower facilities. The other two rooms are of a good size, serviced by a recently fitted family bathroom, which is also fitted with a power shower. Outside we have a thoughtfully landscaped garden, which is fully enclosed, with low-maintenance gravel beds enhanced by splashes of colour from potted flowers and flower beds. A new double banded oil tank for the new oil fired boiler. A curtesy gate offers access to the parking in the rear, with 2 allocated parking spaces and access to a spacious garage offering both power and electric up and over door.

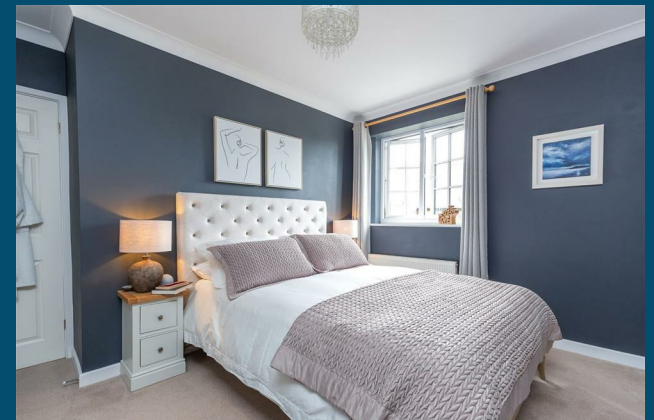
\*Available for separate negotiation or included if you offer the right price.

#### Area

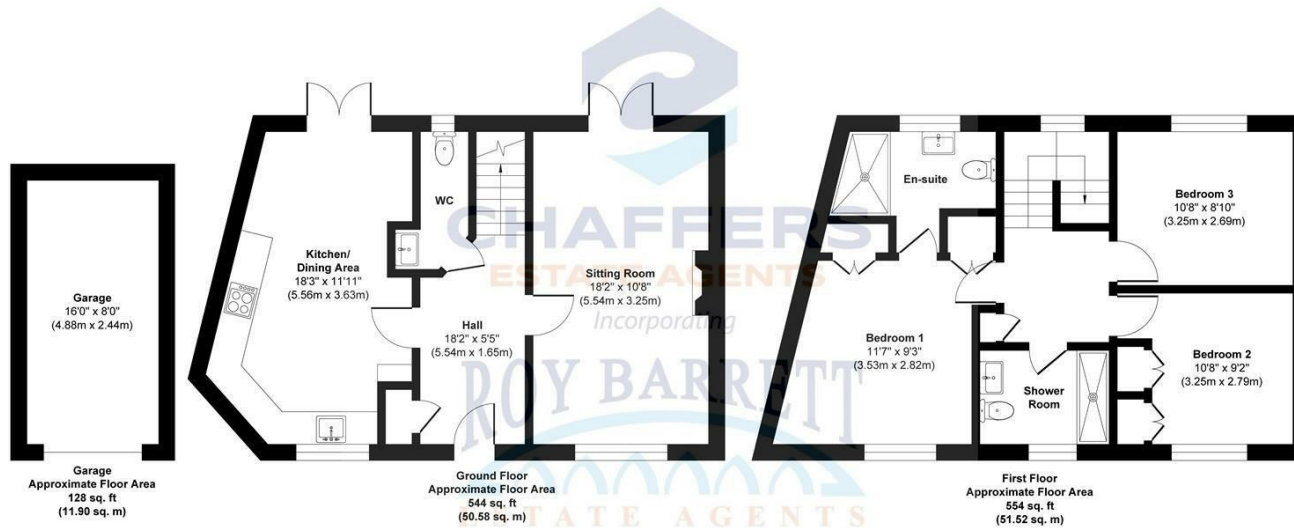
Set within a highly sought-after village location, the property benefits from access to local amenities including a primary school, shop, village hall and pub. Surrounded by open countryside with an excellent network of bridleways and footpaths, this is an ideal opportunity for those seeking a characterful country home with genuine potential to enjoy a life of peace and tranquility.



### 3 WOODLANDS



## Woodlands, Hazelbury Bryan, DT10



**Approx. Gross Internal Floor Area 1226 sq. ft / 114.00 sq. m (Including Garage)**

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

Produced by Elements Property



| 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>                            | 67                      | 75        |
| (39-54) <b>E</b>                            |                         |           |
| (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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