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ESTABLISHED 1858

Metfield

Churchfoot Lane, Hazelbury Bryan, Sturminster Newton, Dorset

Metfield

Churchfoot Lane
Hazelbury Bryan
Sturminster Newton
Dorset DT10 2DS

A renovated detached bungalow with attractive gardens in a peaceful edge of village location.



- Detached bungalow in good sized plot
- 1346 sq ft of internal accommodation
 - 3 double bedrooms
 - Large sitting room with wood burner
- Edge of village location with views to the front
- Sought after village with plenty of amenities
 - No onward chain

Guide Price **£530,000**

Freehold

Sturminster Sales
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THE PROPERTY

Metfield is a detached brick built bungalow that sits centrally in a good sized plot and was built in the 1960s. The bungalow has undergone a programme of updating and renovation in recent years to include a new kitchen and bathroom, replacement carpets or new ceramic tiled floors. A modern high-tech heating system has also been installed. The internal accommodation is sensibly laid out with a good sized sitting room with a wood burning stove and an opening to the dining room off which is a garden room. The kitchen is at the rear of the bungalow and overlooks the back garden and has a good range of wall mounted and floor standing units, Beko electric oven and propane gas hob. The utility room is plumbed for a washing machine. There are three double bedrooms and a fully tiled contemporary bathroom.

OUTSIDE

The bungalow is approached over a tarmac drive with a car port and detached garage to one side. The front garden is laid to lawn, enclosed in part by hedgerow and planted with a variety of trees. Gates to either side of the bungalow open to the back garden. This has been delightfully landscaped but is in need of some general management with a variety of trees, plants, shrubs and an apple tree. To one side steps rise to an area that is ideal for vegetable growing. Gravelled and paved paths meander through part of the garden bordered by mature shrub beds and opens to an area where there is a greenhouse and gravelled seating area. There is also a lawn, access to the garage and summerhouse with paved patio in front.

SITUATION

Hazelbury Bryan is located in the heart of Thomas Hardy's Wessex, approximately central within the triangle formed by the towns of Blandford Forum, Sherborne and Dorchester. It is on the edge of the Blackmore Vale and adjacent to Bulbarrow Hill. The village which featured in the Sunday Times 2015 top 50 places to live, is primarily supported by services located in Sturminster Newton about 4 miles distant, the larger towns such as Sherborne, Yeovil, Dorchester and Blandford Forum which are within about a half hour drive from the village.

Hazelbury Bryan is the Parish name that embraces seven hamlets making up the residential areas. They are Droop, Kingston, Parkgate, Pidney (including Partway), Pleck, Wonston and Woodrow. The village has a local shop, community sports field and a children's play area and The Antelope Inn. The Village Hall on Partway is an active centre of community life. The main Church for the village and the primary school are located at the south-eastern point, in Droop

DIRECTIONS

What3words///cape.supplied.precluded

SERVICES

Mains water and electricity are connected to the property. Private drainage. Electric heating.

MATERIAL INFORMATION

Standard & ultrafast broadband is available.

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

Council Tax Band: E



Churchfoot Lane, Sturminster Newton

Approximate Area = 1346 sq ft / 125.1 sq m

Garage= 253 sq ft / 23.5 sq m

Outbuilding = 74 sq ft / 6.9 sq m

Total = 1673 sq ft / 155.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1437066



Energy Efficiency Rating		Current	Potential
How energy efficient is your property?			
Very good	A		94
Good	B		
Decent	C		
Needs improvement	D		
Poor	E		
Very poor	F		
Very poor	G	43	
Work to improve: higher heating costs			
England & Wales		EU Directive	2002/91/EC



STU/GWB/0526



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