CHAFFERS
ESTATE AGENTS

42 Honeymead Lane,

Sturminster Newton, DT10 1QH

Situated on a quiet cul-de-sac within walking distance of the town centre and all of the amenities and has great access to river and country side walks, including the Dorset Trailway, the house is also just a short stroll from both primary and secondary schools. Ready to move into, this house would suit many buyers, it would make a wonderful first time buy, first home for a young growing family or a lovely final home. The house has spacious accommodation throughout and has a warm cosy feeling and whilst ready to move into there is ample scope for change or development, of particular note is the large garage which might provide the opportunity of creating a home office or work shop whilst still providing space for a small car.
This Really Is A Must See Property!

Offers Over £200,000 Freehold

Council Tax Band: C

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- Quiet Cul-de-Sac Position
- Great First Time Buy
- Double Glazed Throughout
- Extra Large Garage & Off Road Parking
- Edge of Town
- Walking Distance all Amenities

Accommodation

This lovely Semi-detached home is entered via a solid panelled door, the entrance hall gives access to the ground floor living spaces and to the stairs leading up to the first floor. The ground floor has a generous lounge area and a spacious kitchen diner with plenty of room for a small dining table, the property further benefits from having a ground floor W/C. It is worth noting that the attached garage is much larger than most and has the potential to provide a home office or work shop and still provide parking for a small vehicle. This ready to move into property would make an ideal first time buy, or a first house for a young family.

Climbing the stairs to the first floor, there are two generous double bedrooms, the master, to the rear, has a large, double built in wardrobe and the guest bedroom has an airing cupboard, built in over the stairs. There is, further a well fitted family bathroom with a panel bath and a shower over.

The house is well presented throughout and is ready to move into and get on with life, however there is ample scope to make changes and put your own stamp on the property. A MUST SEE PROPERTY

Outside

There is a low-maintenance garden with a westerly aspect to the rear of the property, it is mostly lawn with a patio, and fully enclosed, providing a wonderful space to sit and relax and with access to the kitchen & rear of garage via a small hall, the garden is an excellent space for outside entertaining on balmy summer evenings.

About the town

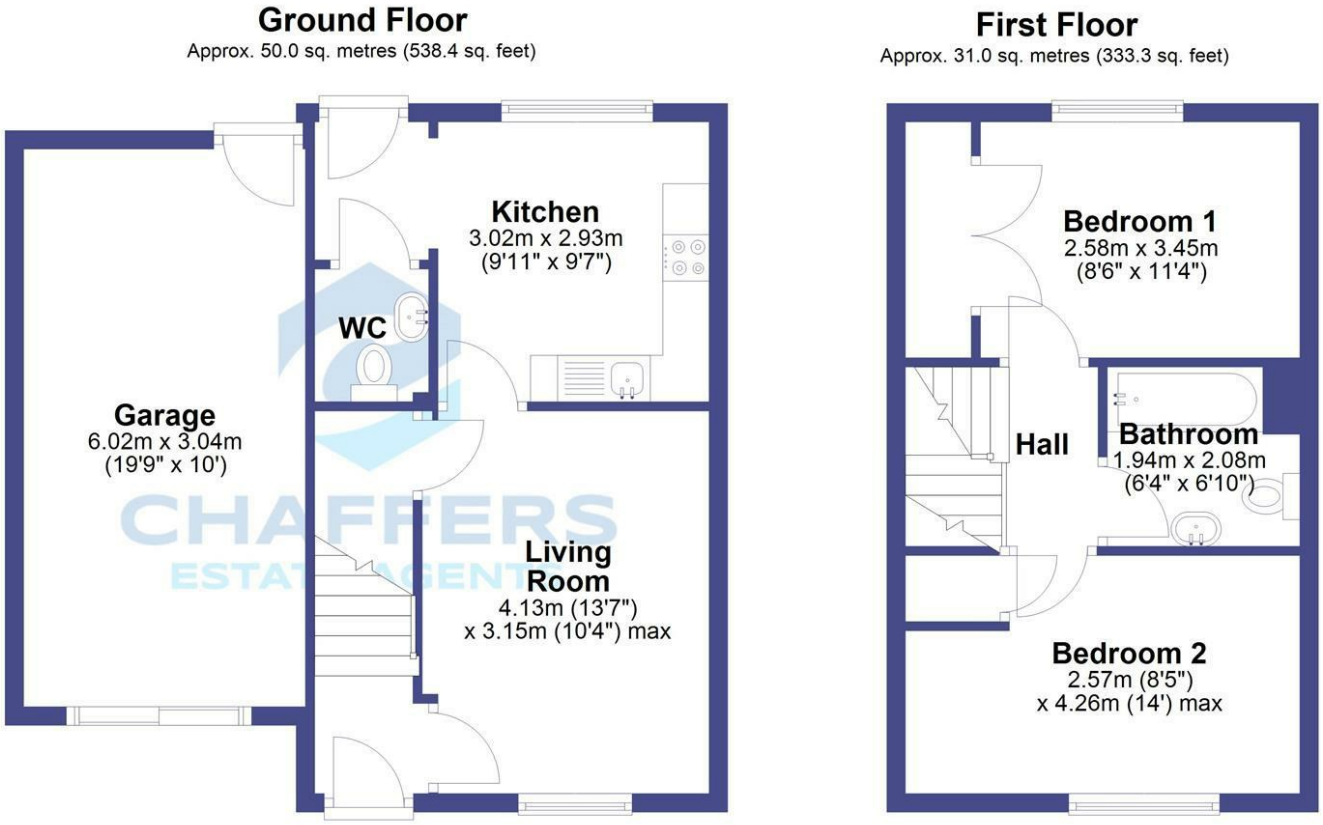
Sturminster Newton is an interesting and picturesque market town in the heart of the Blackmore Vale, in an elevated position by the River Stour. There are many fascinating properties here from a wide variety of periods and this is particularly noticeable around the town centre. You will also find an excellent variety of independent shops, eateries and two supermarkets, a bakers, a greengrocers and a butchers shop selling produce from their own farm, there are also both Doctors and Dental Practices in the centre as well as a veterinary practice with 24 HR cover. The hub of the town is 'The Exchange', where many local groups and societies meet and you might catch a live, music, theatre or comedy show. The area is well served by both state and private schools with popular first and secondary schools within the town.

Surrounded by Beautiful Dorset Countryside and with excellent access to some wonderful walking and riding routes, including the Stour Way which runs for over 60 miles from the source of the river to Dorset's beautiful coastline, there is also The Dorset Trailway, which follows the old railway line from Sturminster Newton to Spetisbury taking in a wide variety of environments. Whilst walking the path, why not take in the old railway station at Shilligstone where you can grab a tea and homemade cake in the station house or visit the railway museum, run by volunteers and enthusiasts, a short section of line has been re-instated and soon you may be able to take a short ride on one of the restored engines back to Sturminster. A short walk from the town centre you can cross the Stour on an historic five arch bridge and visit one of Britain's oldest functioning water mills, where volunteers still grind flour, which you can purchase at the mill, or why not just sit and relax with a cup of tea and a homemade cake. Field sports are well represented in the surrounding areas and there is excellent coarse fishing on The Stour. The world renowned Jurassic coast is only some 40 minutes, (approx 27miles), away and here you can find a wide variety of water sports, including, 'The Portland Sailing Academy' where many of the UK's budding Olympians train, along with many stunning coastal walks.

Directions

Postal Address: 42, Honeymead Lane Sturminster Newton, DT10 1QH What3Words: ///ticked.midfield.stutter

Floor Plan: Not to scale ~ For identification purposes only.



Total area: approx. 81.0 sq. metres (871.7 sq. feet)

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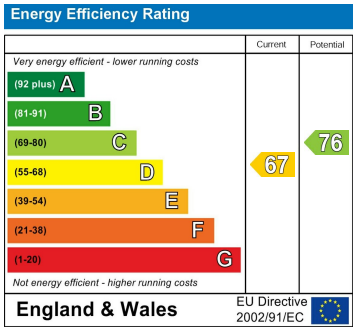

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