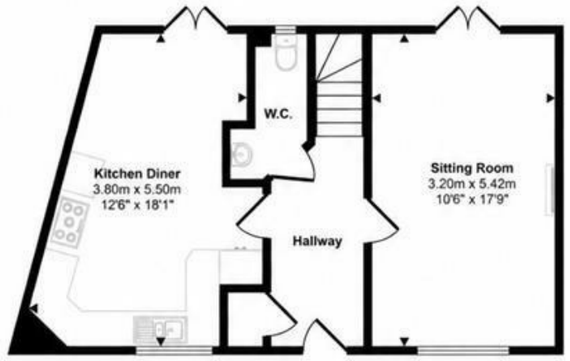
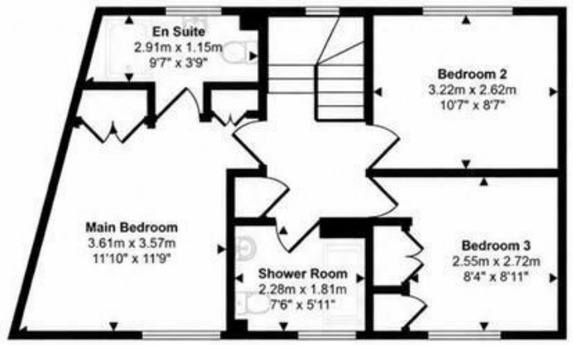
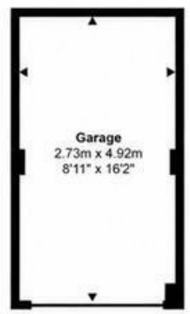
Approx Gross Internal Area
108 sq m / 1162 sq ft



Ground Floor
Approx 47 sq m / 507 sq ft



First Floor
Approx 47 sq m / 510 sq ft

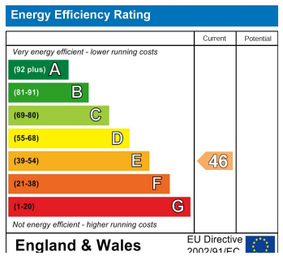


Garage
Approx 13 sq m / 144 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Woodlands
Hazelbury Bryan

Asking Price
£385,000

Offered to the market with No Onward Chain is this beautifully decorated three-bedroom end-of-terrace house, set within a private cul-de-sac in a highly sought-after village location. The property has been thoughtfully improved by the current vendors and is ready to move straight into. It also has a single garage, two allocated parking spaces and a landscaped, low maintenance rear garden.

The accommodation includes an entrance hall, cloakroom, a sitting room with woodburner and French doors to the garden, and a kitchen/diner with a Rangemaster range cooker and French doors to the garden. On the first floor there are three bedrooms, including a principal bedroom with fitted wardrobes and en-suite, plus a family shower room. The vendors have made a number of recent improvements. These include a new oil tank and boiler with Hive heating controls, replacement windows, new carpets throughout, a new bathroom and an updated en-suite. Outside, the rear garden has been extensively landscaped and features a patio pond, with rear access to the parking area and garage.

The property enjoys a peaceful position within a popular village, which offers a primary school, village shop, church, village hall hosting a variety of activities and events, and a pub. There is open countryside, along with bridleways and footpaths, close by. The market town of Sturminster Newton is within easy reach for a wider range of amenities.

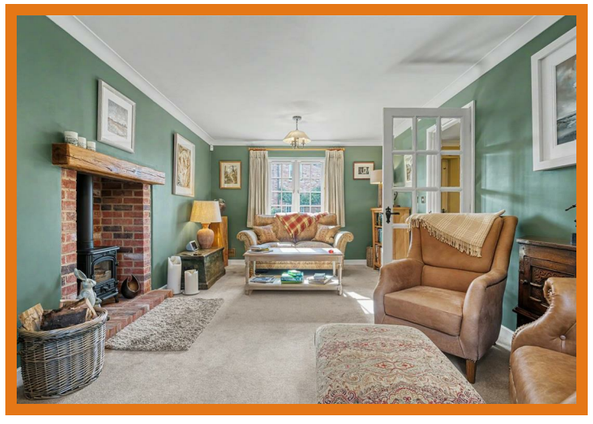












The Property

Inside
Ground Floor
The front door opens into a welcoming entrance hall with a storage cupboard, stairs rising to the first floor, and doors leading off to all rooms. The cloakroom is fitted with a WC a new sink with cabinets, coat hanging and shoe storage, along with ceiling downlights. The sitting room is a lovely size and runs from the front to the back of the house. Its centrepiece is a brick fireplace with a woodburner and oak mantelpiece, and French doors open directly onto the rear garden. The kitchen/diner is a superb space, also running the full depth of the house, with French doors opening onto the garden. The kitchen is fitted with a range of wood-fronted floor and eye level units with corner display shelving, complementary work surfaces and tiled splashbacks, along with wood flooring and ceiling downlights. The centrepiece is a new Rangemaster range cooker with hood over. There is a sink beneath the front window and ample room for a dining table.

First Floor
Stairs rise to the landing, which leads to all three bedrooms and the shower room.

The principal bedroom is a good sized double with fitted wardrobes and an en-suite. The en-suite has been updated with a new sink and cabinets, flooring, and ceiling downlights. Bedroom two and three are both double bedrooms, with bedroom two benefititing from fitted wardrobes. The family shower room was refitted in 2025, including new flooring, a radiator, mirrored cabinet, and ceiling downlights.

Outside
Garden
The rear garden has been extensively landscaped and improved by the current vendors, creating a private and peaceful space that is easy to maintain. It is laid to gravel and paving, with well stocked borders, seating areas, and a patio pond with fish. There is an external garden light and a waterproof power socket with a gate at the rear giving access to the woodstore, garage, and parking area.

Parking and Garage
The property benefits from two allocated parking spaces and a single garage. The garage has an electric up-and-over door, is carpeted, and has a sensor light outside.

Useful Information
Energy Efficiency Rating D
Council Tax Band D
Replacement Windows (2024)
Oil Fired Central Heating with New Boiler and Oil Tank (2024)
Hive Heating and Hot Water Controls
Wessex Fibre Internet Connection
Mains Drainage
Freehold
No Onward Chain

Location and Directions
Hazelbury Bryan is a popular Dorset village, offering an attractive rural setting with a strong sense of community. The village provides a range of local amenities, including a village shop, primary school, church, public house and village hall, which hosts a variety of activities and events. The surrounding countryside is ideal for walking and outdoor pursuits. A wider selection of facilities can be found in nearby towns such as Sturminster Newton and Sherborne, offering supermarkets, independent shops, schooling and leisure amenities. The area is well placed for transport links, with access to the A303 and rail services from nearby stations, providing connections further afield.
Postcode - DT10 2DD

What3Words - ///correct.overture.just

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.