



## 6 WESTFIELD

STURMINSTER NEWTON, DT10 2DN

£350,000  
FREEHOLD

This well-appointed Semi-detached home is located within the curtilage of Sturminster Newton. The property itself has been extended in recent years to offer a roomy kitchen/diner; this cosy feeling home offers a wood burning stove in the sitting room, a large garden in the rear with a pleasant front garden.



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### Description:

A superb opportunity to acquire a well-maintained family home offering significant potential for further development (STPP), positioned in a highly sought-after location with far-reaching views across the surrounding countryside. The property is offered to the market in good condition throughout and benefits from a complete onward chain. Previously granted (now lapsed) planning permission allowed for a substantial two-storey side extension, which would have almost doubled the existing footprint, highlighting the scope available.

The accommodation comprises a living room with woodburner, open-plan kitchen/dining room with bifold doors onto the rear garden patio, ground-floor W.C., three double bedrooms, and a family bathroom.

Set within a generous plot, the property enjoys front and rear gardens, a side driveway, and ample parking provision. To the front, the elevated garden is predominantly laid to lawn and complemented by mature hedging, providing a good degree of privacy. A driveway runs along the side of the property to a gravelled parking area with space for at least two vehicles. Beyond this, to the rear of the plot, is an additional hardstanding suitable for further parking or potential garaging.

To the rear of the house is a concrete patio area, ideal for outdoor seating, which leads onto a spacious rear garden mainly laid to lawn and enclosed by a dense hedge, creating a private and peaceful outdoor space.

### About the Area:

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 from a wide variety of periods and this is certainly apparent on this popular Street. The town is surrounded by beautiful Dorset countryside and there is 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. A short walk from the front door and you can cross the Stour on an historic five arch bridge 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 and coastal walks.



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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>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(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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