



Hinton Way

Bath Road,
Sturminster Newton
DT10 1DU

*Immaculately presented
Edwardian Semi Detached
Property that has been
sympathetically and stylishly
updated by the current owners.*



 Abbot & Slater



Hinton way

Entrance Porch and Entrance Hall, Sitting Room with open Fireplace, Open Plan Kitchen, Dining, Family Room with open Fireplace, Utility Room and Ground Floor Cloakroom with Shower Cubicle, 3 Double Bedrooms and Stylish and Spacious Family Bath and Shower Room. Gardens to the Front and Rear Elevations, Summerhouse/Workshop which benefits from power and light.

The Town

Sturminster Newton is an old market town served by a varied selection of shops. It has a First and Second School, Churches of most denominations and thriving community life. The town is also renowned for its associations with Thomas Hardy, William Barnes and the River Stour. There are active arts, social and sports amenities in the town.

The Property

Located just a short walk from the town centre this charming Semi Detached Edwardian property has brick elevations under a tiled roof. To the front elevation the gable has elegant tile and timber work above the sand stone bay window surrounds, a theme that is carried on throughout the front side and rear elevations. All the window frames are original and whilst the property has been sympathetically and stylishly updated internally great care has been taken to ensure that wherever possible original features have been retained. Indeed the property still boasts a number of open fireplaces with charming and original fire surrounds. The internal doors are also original.

The Entrance Porch displays a wonderful example of Edwardian Floor Tiling and in other rooms exposed and polished original wood floor boards add a warmth and charm to the setting. From the Entrance Hall the original staircase with polished wood hand rail, painted newel posts and spindles adds style and elegance to the Spacious First Floor Landing.

All rooms have wonderful high ceilings and of course the large sash windows ensure maximum light to both ground and first floor rooms. A wonderful Kitchen/Dining/Family Room has been created which provides for modern living with an extensive range of stylish fitted units, an Island unit for food preparation and storage together with a charming and stylish surround in

which sits an impressive Range Style Cooker with three ovens and extensive range of gas burners, meaning that food preparation for family and friends can be completed in a relaxed setting. There is space in the Dining Area for a large table and number of chairs together with space for a sofa. The Dining/Family end of the room has a charming open fireplace with period surround. A Utility Room with space and plumbing for a washing machine and tumble dryer together with storage cupboards leads to the Ground Floor Cloak/Shower Room, which has a modern shower cubicle, low level w.c., and wash hand basin.

On the First Floor are three Double Bedrooms and a modern and well appointed Family Bath and Shower Room with exposed polished wood floor boards and roll top bath on ball and claw feet. Fixtures and Fittings throughout the property are in keeping with the style and period of the building as are the colour schemes giving the whole a contemporary feel yet at the same time paying homage to the Edwardian heritage of the property.

Outside there is a neat area of walled garden to the front elevation, driveway parking and a charming paved rear terrace with steps leading down to the garden. There is a Summerhouse/Workshop at the bottom of the garden which benefits from power, light and a gravelled terrace area which the current owners have used as a barbecue area. To the rear elevation the property provides far reaching views over the town and surrounding countryside.

This is a must view property to appreciate the well thought out and extensive accommodation it has to offer, the standard of finish and appreciation of the properties heritage throughout the modernisation process which included a complete rewire, extensive replumbing including the installation of a pressurised water system. Edwardian style meets modern day living!

Communication

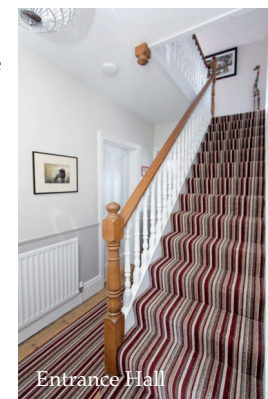
Mainline train service to London Waterloo and the West Country are available approximately 9 miles away in Sherborne or Gillingham. London can be reached by car via the A303/M3 link. There are also good road links to the larger conurbations of Poole, Bournemouth and the Jurassic coastline. The county towns of Sherborne, Blandford, Shaftesbury and Gillingham are within driving distance.

Leisure and Education

Surrounded by the glorious Blackmore Vale countryside pursuits are high on the agenda for some with walking and cycling on the Trailway from Sturminster Newton to the Georgian Market Town of Blandford Forum a recent addition. There are golf courses at Sherborne, Tollard Royal and Blandford, tennis clubs in Marnhull, Shillingstone and Blandford and numerous other clubs and societies to cater for most tastes available within the town or surrounding area. The town boasts a First School and Senior School and there are a number of renowned public schools in the area including the Sherborne Schools, Clayesmore, Bryanston, Hanford and Knighton House to name but a few.

Directions

From our office in the centre of Sturminster Newton proceed north on the B3092 towards Hinton St Mary and Marnhull. Go through the traffic lights and after a short distance Hinton Way will be found on the right hand side and should be easily recognised by our photographs and the name plate on the front of the property.



Entrance Hall





Sitting Room

Accommodation:

(Please see floor plan for approximate measurements).

Ground Floor

Solid Wood Front Door with fan window over to Entrance Porch: Window to the side elevation, Edwardian tiled flooring, ceiling light and door to:

Entrance Hall: Exposed polished wood floor boards, staircase with original banister, spindle and newel posts to First Floor Landing. Radiator, fire detector and ceiling light.

Sitting Room: Bay window to the front elevation. Open fireplace with Edwardian surround and hearth. Exposed polished wood floor boards, radiator, central ceiling light and t.v. point.





Kitchen/Dining/Family Room

Dining/Family Area: Bay window to the front elevation. Open fireplace with inset Edwardian fire surround, grate and hearth. Exposed polished wood floor boards, central ceiling light and radiator.



Dining/Family Area

Ground Floor

Kitchen/Dining/Family Room: Dual Aspect with windows to the Front and Rear Elevations.

Kitchen Area: Window to the rear elevation. Extensive range of floor standing and wall mounted cream painted Shaker style units with granite worksurfaces over. There is a central island unit with granite worksurface, breakfast bar and electric sockets. This unit also houses cupboards and drawers. Inset extra deep 1½ bowl stainless steel sink unit with mixer tap over. Space and plumbing for integrated dishwasher. There is as housing unit for an American style fridge freezer and the Stoves cooker

with 3 electric ovens with gas hob over which has drawers to one side and has a painted mantle over and fully tiled surround. There is a wine rack above and to one side of the painted mantle. This area of the room has ceramic tiled flooring and recessed ceiling lights.

Utility Room: Window to the rear elevation. Range of floor standing and wall mounted cream painted Shaker style units with complementary work-surfaces over having space and plumbing under for washing machine and tumble dryer. There is a full sized storage cupboard to one wall suitable for the storage of bulkier homewares.

Radiator, ceramic tiled floor, ceiling light and doors to rear elevation and:

Cloak/Shower Room: Windows to the side elevation. Fully tiled corner shower cubicle with power shower over, low level w.c. and pedestal wash hand basin having tiled splash back and surround. Ladder style heated towel rail and recessed ceiling lights.

From the Entrance Hall staircase with original fittings leads to the spacious



Utility Room

First Floor Landing with window to the front elevation, radiator and ceiling light.





Cloak/Shower Room



Family Bath & Shower Room

First Floor

Bedroom 1: Bay window to the front elevation. Open fireplace with Edwardian surround, grate and hearth (this has not been used or tested by the current owners). Exposed polished wood floor boards, radiator and central ceiling light.

Bedroom 2: Bay window to the front elevation. The Edwardian fire surround that was originally in this room has been removed but has been kept by the current owners and could be reinstalled, if required. Radiator and central ceiling light.

Bedroom 3: Window to the rear elevation providing far reaching views over the town and countryside beyond. Open fireplace with Edwardian fire surround, grate and hearth (this has not been used or tested by the current owners). Either side of the fireplace are two full length storage cupboards, one of which houses the wall mounted gas fired boiler which supplies the central heating and hot water systems. Polished wood floor boards and central ceiling light.

Family Bath and Shower Room: Window to the rear elevation with far reaching views over the town and countryside beyond. Free standing roll top bath on ball and claw feet. Fully tiled rectangular shower cubicle with power shower over. Low level w.c. and pedestal wash hand basin with light and shaver point over. Recessed ceiling lights, radiator and exposed polished wood floor boards.



Bedroom 1



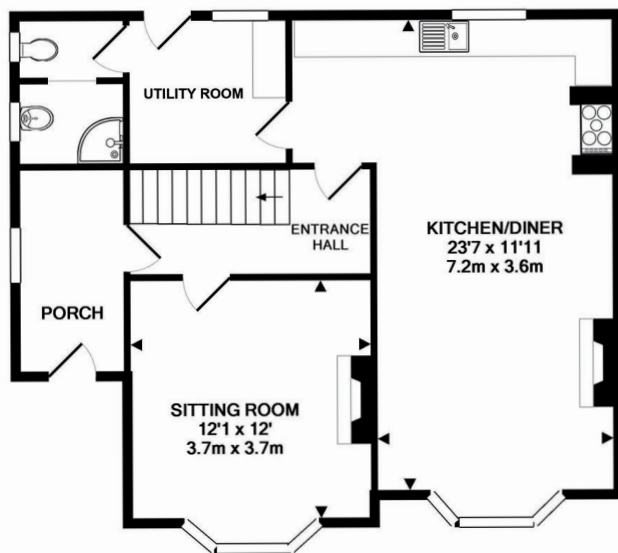
Bedroom 2

Outside

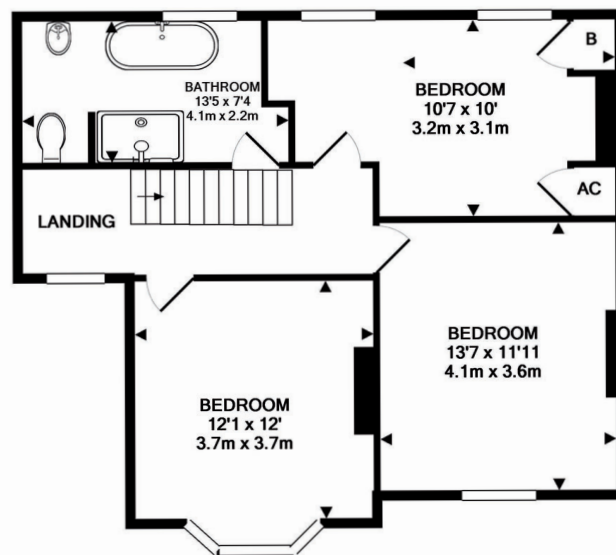


To the front and side elevations the boundaries are defined by brick walls. Brick pillars with sandstone tops and wrought iron gate lead to the front garden and pathway to the front door. There is pathway leading to a full sized wrought iron gate and paved area which leads to the rear elevation. To the front of the property there is a neat border planted with lavender which provides colour and interest throughout the seasons.

To the rear elevation is a good sized paved terrace and steps lead down from this area to the garden. This is bordered on one side by a mature laurel hedge. There is an area of lawn bordered to the front by a flower bed. A gravelled pathway leads to the far end of the garden where a low brick wall separates the lawned area of the garden from the gravelled seating area in front of the Summerhouse / Shed which benefits from power and light. The current owners have used this area of garden for barbecues and al fresco entertaining.



GROUND FLOOR



FIRST FLOOR

Plan for identification purposes only. Not to Scale.

Hinton Way

FLOOR PLAN



Services: Mains water, Electricity, Gas and Drainage. Gas Fired Central Heating.

Local Authority:

North Dorset District Council
Telephone: 01258 454111.

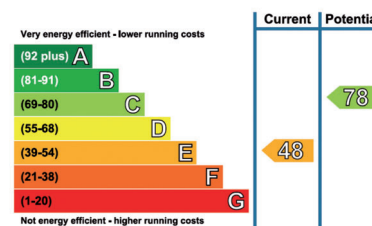
Council Tax Band: E

Amount payable for the year 2019/20 **£2,594.71**

Council Tax Enquiries:

0345 0344 569

Energy Efficiency Rating



Accompanied Viewings:

Strictly by appointment through the agents Abbot and Slater.

IMPORTANT NOTICE

Abbot and Slater and their Clients give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Abbot and Slater has any authority to make or give any representation of warranty whatever in relation to the property.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, or withdrawn.

Viewing: Strictly by appointment through Abbot and Slater. Prior to making an appointment to view, the Agents strongly recommend that you discuss any particular points which are likely to affect your interest in the property in order that you do not make a wasted journey.

All measurements are approximate.
Particulars prepared by CDS
Design by Media 4 Graphix
Published by Abbot & Slater © September 2019

Abbot & Slater



Market Cross, Sturminster Newton, Dorset DT10 1AN

Telephone 01258 830860

email: cslater@abbotandslater.co.uk

www.abbotandslater.co.uk

