



CHAFFERS
ESTATE AGENTS



**9 Lane Fox Terrace Penny Street,
, Sturminster Newton, DT10 1DE**

Located a short stroll for riverside walks, the town centre and the primary school; this spacious home is not one to be missed! Three well-appointed bedrooms, Conservatory, Living Room, separate Dining Room, Garage and Driveway.

Guide Price £335,000 Freehold

Council Tax Band: D

9 Lane Fox Terrace Penny Street, , Sturminster Newton, DT10 1DE



- **Spacious Living:** Three-bedroom semi-detached family home in a sought-after town location
- **Convenience:** Private driveway and a detached garage—a rare find for this historic part of town.
- **Flexible Accommodation:** Two distinct reception rooms providing ample space for dining and relaxation.
- **Prime Location:** Situated on the prestigious Penny Street, just a short stroll from the town centre and the North Dorset Trailway.
- **Sunlit Conservatory:** A wonderful addition to the rear, overlooking the garden.
- **No Onward Chain:** Available for a smooth transition.

Description

The Ground Floor:

Upon entering, you are greeted by a welcoming entrance hall leading to two versatile reception rooms, the kitchen and cloak room. The primary sitting room offers a cosy atmosphere off which is the conservatory, this additional living space acts as a bridge to the outdoors, providing a tranquil spot to enjoy views of the garden year-round. While the second reception room serves perfectly as a formal dining area. To the front, the kitchen is well-appointed and flows naturally into the hallway and dining room.

The First Floor:

Upstairs, the property features three well-proportioned bedrooms. The principal bedroom is a generous double with ample space for storage, complemented by a second double and a comfortable third bedroom. A family bathroom serves the first floor, finished to a clean and functional standard with potential for modern updates.

Outside

The exterior is a standout feature for this location. The property includes an attached garage providing essential off-road parking, additionally on street parking is readily available. The rear garden offers a private retreat, primarily laid to lawn with patio areas perfect for alfresco dining and entertaining, it also offers a water-tight brick built shed perfect for storing gardening bits.

Location and amenities:

Lane Fox Terrace is situated in a sought-after area of Sturminster Newton, known for its characterful period homes and proximity to the town center.

Accessibility: The property is within walking distance of the town's main amenities, including local shops, the library, and primary/secondary schools.

Transport: The nearest railway station is Templecombe (approx. 7.5 miles away), providing links to London Waterloo and Exeter.

Surroundings: Penny Street is close to the River Stour and various countryside walks, including the famous Sturminster Newton Mill.



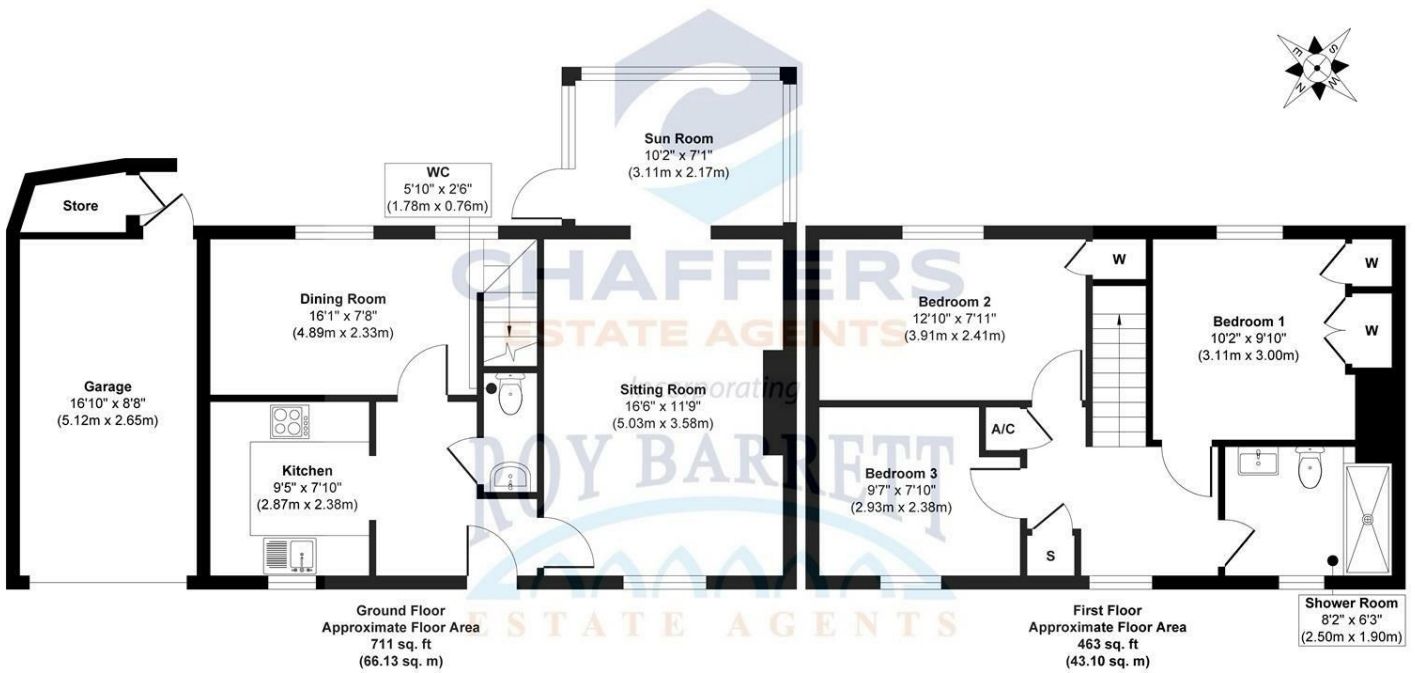
Directions

Postal Address: 9 Lane Fox Terrace, Penny Street
Sturminster Newton, DT10 1DE What3Words:
///swatting.soap.quilt



Floor Plan

Lane Fox Terrace, Penny Street, Sturminster Newton, DT10



Approx. Gross Internal Floor Area 1174 sq. ft / 109.23 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Market Place, Sturminster Newton, Dorset, DT10 1AS

Tel: 01258 473900 Email: sturminster@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	