



**10 SELWOOD CLOSE,
STURMINSTER NEWTON, DT10 1PE**

**£425,000
FREEHOLD**

An exceptional four-bedroom detached family home, ideally situated in the sought-after market town of Sturminster Newton. Offering spacious and well-balanced accommodation throughout, this beautifully presented property features generous reception rooms, a contemporary fitted kitchen, four well-proportioned bedrooms, and attractive gardens, making it perfectly suited to modern family living. Conveniently located within easy reach of local amenities, well-regarded schools, and picturesque countryside walks, this superb home combines comfort, practicality, and a desirable location. Early viewing is highly recommended.



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10 SELWOOD CLOSE



Description

A deceptively spacious detached family home, perfectly designed for modern family living and ideally situated within easy reach of excellent local schools. Occupying a generous plot, the property provides plenty of safe outdoor space for children to play, pets to roam, and family gatherings to enjoy.

The thoughtfully arranged accommodation includes four well-proportioned bedrooms, offering ample space for growing families. The spacious living room opens through patio doors into a bright, south-facing garden, creating a fantastic setting for entertaining or relaxing while enjoying sunshine. The kitchen/dining room provides the perfect setting for both everyday family life and more formal entertaining. The fitted kitchen is well-appointed with an excellent range of wall and base units, offering storage and workspace to create a practical, stylish, and functional environment for cooking and dining.

Beautifully maintained throughout, the property is ready to move straight into, while still offering scope for a new owner to personalise and add value over time. Offering an exciting opportunity to create a substantially larger family home, this well-presented property benefits from full planning permission for a two-storey extension, allowing prospective purchasers to tailor and enhance the accommodation to suit their own lifestyle and requirements.

Set within a highly sought-after residential area, the home is within comfortable walking distance of the town centre, a wide range of everyday amenities, and highly regarded schools catering for all ages, making daily routines and school runs wonderfully convenient.

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 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.

Surrounded by Beautiful Dorset Countryside and with excellent access to some wonderful walking and riding routes, including the Stour Way which runs for further than 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.

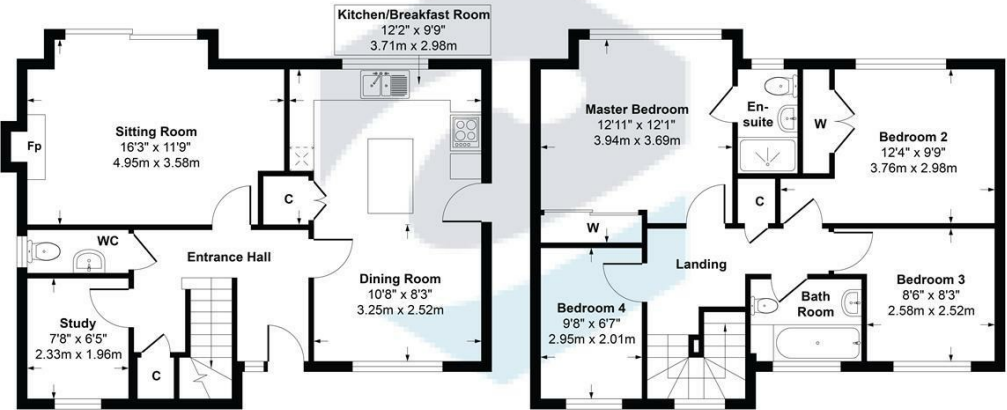
A short walk from the town centre you can cross the Stour on an historic five arch bridge and visit one of Britain's oldest functioning water mills, where volunteers still grind flour, which you can purchase at the mill, or why not just sit and relax with a cup of tea and a homemade cake. Field sports 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.



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Selwood Close Sturminster Newton, Dorset, DT10



Ground Floor
Approximate Floor Area
576 sq. ft
(53.6 sq. m)

First Floor
Approximate Floor Area
583 sq. ft
(54.2 sq. m)

Approximate Gross Internal Floor Area 1,160 sq. ft / 107.8 sq. m

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