



Guide Price  
£530,000

## Shaftesbury

Space to grow. A place to thrive. Welcome to your new family home in Stalbridge.

Situated on a peaceful new development on the edge of the charming town of Stalbridge, this beautifully designed four-bedroom detached home offers the ideal setting for family life. With countryside walks and a nature reserve just around the corner, weekend adventures are right on your doorstep - while local schools, shops, and everyday essentials are all close by.

Step inside and you'll find everything a modern family needs: a stylish, fully fitted kitchen that makes mealtimes a joy, two spacious reception areas perfect for both playtime and grown-up relaxing, and four generous bedrooms, giving everyone their own space to unwind. The main bedroom comes with its own en-suite, offering a little luxury and privacy for busy parents.

Double doors lead out to a sunny, south facing garden, ideal for family BBQs and soaking up the afternoon sun. There's also a garage and driveway providing plenty of parking and storage.

This home isn't just about space - it's smart and sustainable too. With solar panels, a water waste recovery system, and an EV charging point, it's built to help you save money and live more eco-consciously.

And with a build guarantee and deposit assistance available, moving into your dream family home might be easier than you think.

Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

t. 01747 824 547  
gillingham@mortonnew.co.uk  
www.mortonnew.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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## The Property Accommodation

### Inside

The front door opens up into the entrance hall, with stairs leading up to the first floor. The entrance hall leads to all rooms on the ground floor. Leading to the sitting room, you will find a well-proportioned living space that could accommodate for large settees and space for families to relax in comfort. The sitting room has a large bay window, with views out to the front of the house. You will find a study to the right of the entrance hall, with ample room for a work desk and study space, perfect for working from home or simply enjoying a nice book in peace. Under the stairs there is a good sized WC and cloakroom, through the WC you will find under stairs a great deal of storage space.

The hub of the home is the open plan kitchen/dining and family room that offers an excellent social space for home cooked meals and for entertaining guests. There is a window overlooking the garden and a full height bay window with double doors that lead out to the garden. This large open space provides the room for a large family dining table. The kitchen area is fitted with a range of high quality, soft closing units consisting of larder cupboard, floor cupboards, cutlery and deep pan drawers, as well as eye level cupboards with counter lighting beneath. There is a generous amount of

work surfaces with matching upstand and inset bowl with a swan neck mixer tap. The built in appliances consist of a fridge/freezer, eye level double electric oven, dishwasher and five burner gas hob with a splash back and extractor hood above.

### First Floor

Leading up from the stairs, you will find the spacious principal bedroom with the en-suite attached. featuring in this is a good sized shower cubicle and glass sliding doors, a pedestal basin and WC. Moving across the landing, you will find the second, third and fourth bedrooms all of a good sized double. At the top of the stairs you will find the hot water cylinder, located in the linen cupboard.

### Outside

#### Garage and Parking

The property is approached from the brick frontage outside the home. There is a garage to the side of the property, with parking in front for up to two cars.

#### Garden

The rear garden is laid mostly to lawn with a paved seating area. It is fully enclosed in part by a brick wall and timber fencing. It enjoys a sunny aspect plus a gate that opens to the drive where there is an electrical charging point.

#### Useful Information

Energy Efficiency Rating B

Council Tax Band tba  
Argon Filled uPVC Double Glazing  
Gas Fired Central Heating with Dual Zone Control  
Mains Drainage  
Freehold  
Photovoltaic Solar Panels  
No Onward Chain  
Schemes Available  
Site Management Fee ????

\*The photos shown are of view homes at Niveus Walk. Actual plot specifications, layouts and materials may vary. Please contact the sales office for full details.\*

#### Location and Directions

The property is located on the fringe of the historic hilltop town of Shaftesbury - famous for the Gold Hill, Hovis advert. The development is within easy reach of the town centre, which has a range of facilities close by that include supermarkets and take-out outlets. The town has a wonderful range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and is well known for its arts and crafts and entertainment venues. Five miles away in Gillingham, there is a mainline train station that serves London Waterloo and Exeter St. David's.

Postcode - SP7 8QF  
What3words - ///hexes.chess.emerge

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.