

Approx Gross Internal Area  
77 sq m / 830 sq ft

Ground Floor  
Approx 38 sq m / 414 sq ft

First Floor  
Approx 39 sq m / 416 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Raleigh Road  
Stalbridge

Asking Price  
£285,000

A Fresh Start in a Much-Loved Family Home – Quiet Location, Yet Close to Everything:-

This is the kind of home where memories are made. Tucked away at the end of a quiet cul-de-sac, just a short stroll from the town’s High Street, nature reserve, playground, and primary school, this well-maintained 1970s semi-detached house is the perfect first family home — ready and waiting for its next chapter.

Lovingly owned by the same family for over 40 years, the home has a warm, welcoming feel from the moment you arrive. A handy front porch opens into a spacious entrance hall, leading to a bright sitting room with a modern feature fireplace – the ideal spot for movie nights, reading time, or rainy-day play. The kitchen and dining room are combined into one practical, sociable space with soft-closing units, built-in appliances, and room for both high chairs and homework. It offers a lovely space for everyday living and relaxed family meals with views over the delightful rear garden. Upstairs, you’ll find three bedrooms – two comfortable doubles with built-in wardrobes, plus a generous single, currently used as a gym/office – along with a modern family bathroom.

But the real surprise? The sunny rear garden. With plenty of space for little feet to run around, summer BBQs, or a quiet morning coffee, it’s a real bonus – and there’s even rear access for a caravan, motorhome, boat or extra vehicle. Add in parking for three cars, a garage, shed, and greenhouse, and you’ve got a home that’s not just move-in ready – it’s future-ready and comes with planning permission for a single storey rear extension.

This is more than a house – it’s the chance to lay down roots, grow, and create something special.

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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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





## The Property

### Accommodation

#### Inside

##### Ground Floor

The property is approached from the drive to a useful porch with power points. A further door opens into a good sized welcoming hall with stairs rising to the first floor, bi-folding door to the kitchen/dining room and door to the sitting room. The floor is laid in a practical and attractive wood effect laminate, which continues throughout the ground floor. The sitting room benefits from a large window that overlooks the front garden and is fitted with a modern log effect living flame feature fireplace that provides a focal point and character to the room.

The combined kitchen and dining room has a sliding door to the rear garden as well as a window with a view of the garden. The kitchen area is fitted with a range of soft closing contemporary units consisting of floor cupboards - one with a corner carousel, pull out bin store, small set of drawers and a large deep pan drawer unit with pull out cutlery tray. There is also a good amount of eye level cupboards. You will find a generous amount of work surfaces with a matching laminate splash back and a stainless steel sink and drainer with a swan neck mixer tap. The fridge/freezer and dishwasher are integrated and there is plumbing for a washing machine. The cooker is built in with a combination microwave above it and there is a ceramic hob with an extractor hood above. In addition, there is a plinth heater.

##### First Floor

The stairs rise to the galleried landing where there is access to the boarded and insulated loft space with a drop down ladder plus lighting and housing the pressurised hot water cylinder. There is also a linen cupboard that houses the gas boiler. You will also find three bedrooms - a very generous single bedroom and two double bedrooms that have fitted wardrobes. Bedrooms two and three have a practical laminate flooring. There is also the family bathroom, which is fitted with a modern suite consisting of a bath, pedestal wash hand basin, WC and corner shower cubicle with a mains shower and monsoon shower head. The floor is laid in a practical and attractive wood effect vinyl.

#### Outside

##### Garage and Parking

There is a generously sized block paved drive with ample space to park two cars comfortably with additional parking on the stone chippings. There is a carport with a bin store and the garage has an up and over door, fitted with light and power and has a personal

door that opens to the rear garden. It measures 5.64 m x 3.25 m/18'6"" x 10'8".

##### Rear Garden

This beautifully landscaped rear garden enjoys sunshine for most of the day and offers both privacy and practicality. A stepping stone path leads through a well-kept lawn, leading to a decked seating area with rear access—ideal for additional parking or storing a caravan. The garden is attractively designed with raised beds retained by characterful old stone walls and filled with a mix of trees, shrubs, and colourful flowers. A paved patio at the back of the house provides a perfect spot to relax, complete with an outside tap for convenience. Additional features include a greenhouse, a shed with lighting, and a numerous security lights.

### Useful Information

Energy Efficiency Rating tba

Council Tax Band C

uPVC Double Glazing and uPVC Soffits

Gas Fired Central Heating

Mains Drainage

Freehold

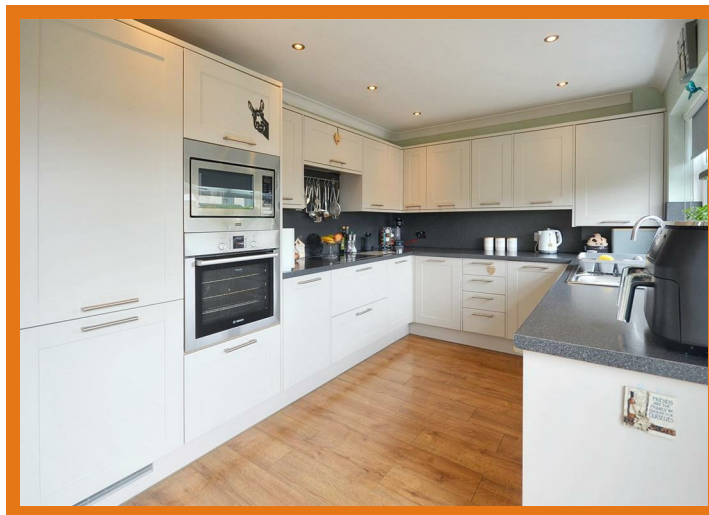
P/HOU/2024/04600 - Proposal: Erect single storey front and rear extensions. Decision: Granted / Decision Date: 07/10/2024

### Location and Directions

The property is located in the popular Dorset town of Stalbridge, which is reputed to be the county's smallest town, steeped in history and dating back to Saxon times with a 15th Century Church and Market Cross. The town has an approximate population of 2500 and caters well for everyday needs with an award winning supermarket, family run butchers, post office and community run library. There is also a primary school with excellent OFSTED report, dental surgery and public house as well as a variety of takeaway shops. Further facilities are available at Sturminster Newton 4 miles to the East and Sherborne and Shaftesbury both within 7 miles. The town is close to excellent communication links with the A30 and A303 within easy reach and just 3 miles from the mainline train station at Templecombe, serving London, Waterloo and the West Country.

Postcode - DT10 2NY

What3words - [///parsnips.toolkit.fits](https://www.what3words.com/?w3w=///parsnips.toolkit.fits)



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