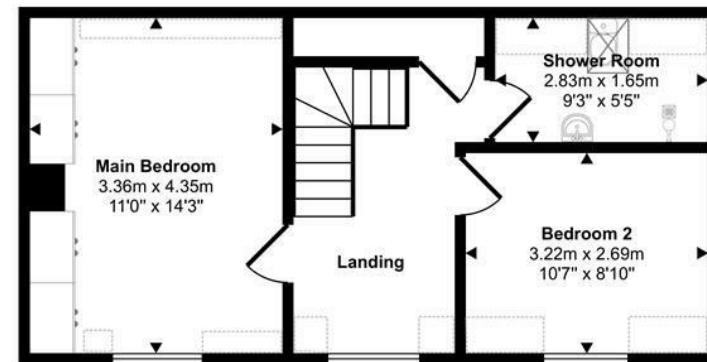


Ground Floor
Approx 62 sq m / 663 sq ft



First Floor
Approx 40 sq m / 430 sq ft

Denotes head height below 1.5m

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.



Woodmill Close Stalbridge

Guide Price
£295,000

Situated within the popular small town of Stalbridge, this well-presented detached chalet-style home offers approximately 1,093 sq ft of thoughtfully arranged accommodation, combining flexible living space with a private south-facing garden and ample driveway parking.

The property is arranged over two floors, providing adaptable accommodation that would suit a range of buyers, from downsizers seeking manageable yet spacious living, to couples or small families looking for clearly defined reception and bedroom space. The layout offers a comfortable flow throughout, with light-filled rooms and practical storage solutions enhancing everyday usability.

Externally, the home benefits from a generous driveway and an enclosed garden enjoying a sunny orientation, creating an inviting setting for both relaxation and entertaining. The property also includes a former garage space (labelled as storage on the floorplan), which has been fitted with a uPVC door and window combination and can be reverted if desired.

Overall, this is a well-balanced and easy-to-maintain home in a desirable location, offering comfort, practicality and long-term appeal within easy reach of local amenities.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@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		73	81
EU Directive		2002/91/EC	



Accommodation

Inside

The property is entered via a welcoming hallway, which includes useful storage beneath the stairs. The kitchen/diner is fitted in a modern style with ample work surface space and integrated appliances including a fridge and dishwasher, along with a built-in electric oven, gas hob and extractor above. The room comfortably accommodates a dining table, making it ideal for everyday living.

The sitting room is a generous dual aspect space, filled with natural light and featuring a gas fire with attractive surround. French doors open directly onto the patio, creating a seamless connection to the garden.

A utility area and downstairs WC add practicality to the ground floor layout.

Upstairs, there are two bedrooms, including a particularly good-sized main bedroom with built-in storage. A

shower room serves the first floor, and further storage is available from the landing area.

Outside

The rear garden enjoys a southerly orientation, ensuring good levels of sunlight throughout the day. It is mainly laid to lawn and bordered by established flower beds, with a paved patio area ideal for outdoor seating and entertaining.

The garden is enclosed by close-board fencing and brick walling, providing a good degree of privacy. A garden shed offers additional storage.

To the front, the property benefits from ample parking via a combination of tarmac and gravelled driveway, leading to the converted garage/storage space.

Useful Information

Energy Efficiency Rating C
Council Tax Band D
Mains Gas Heating
Upvc Windows

Mains Water and Drainage
Freehold
No Onward Chain

Location and Directions

Stalbridge is Dorset's smallest town yet offers a strong and active community along with everyday amenities including an award-winning independent supermarket, post office, café, primary school and public house. Surrounded by attractive countryside, the town provides excellent opportunities for walking and outdoor pursuits while remaining well connected to nearby centres such as Sherborne, Shaftesbury and Gillingham, the latter offering mainline rail links to London Waterloo.

Stalbridge combines rural charm with practical convenience, making it a consistently popular choice for buyers.

Postcode - DT10 2ST

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.