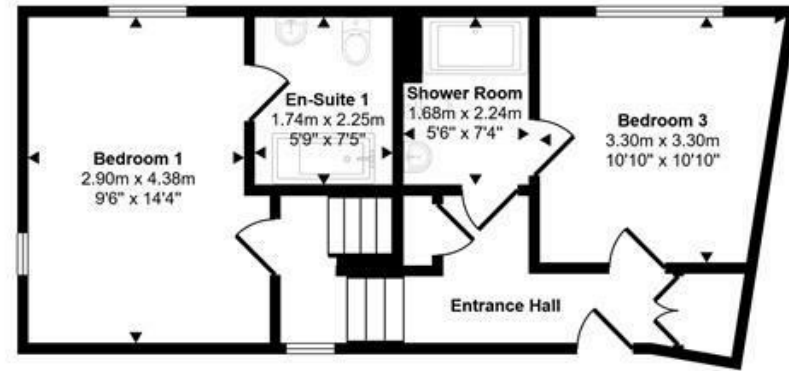


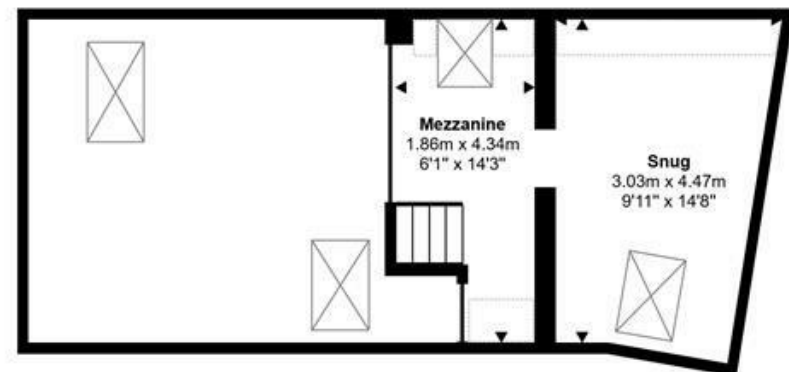
Approx Gross Internal Area
108 sq m / 1159 sq ft



Ground Floor
Approx 43 sq m / 466 sq ft



First Floor
Approx 44 sq m / 473 sq ft



Second Floor
Approx 20 sq m / 220 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.

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		95
(81-91)	B		
(69-80)	C	76	
(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	



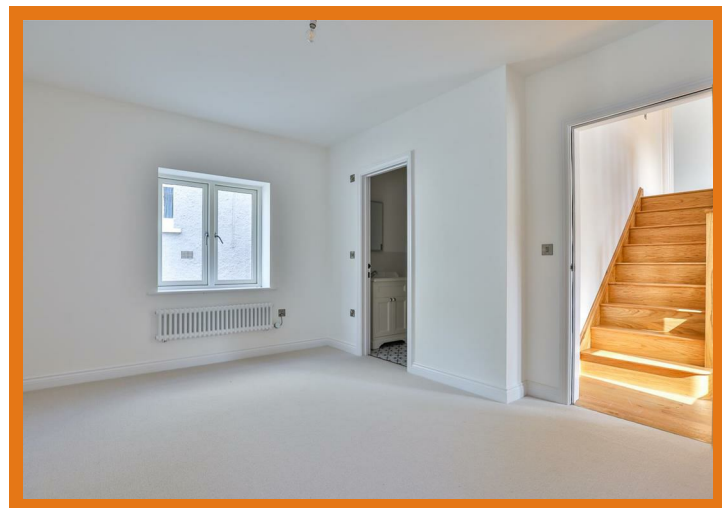
Church Hill Stalbridge

£450,000

A rare and exciting opportunity to acquire a beautifully designed three bedroom home, forming part of a small and select development of just eight properties, constructed using the original stone from former agricultural buildings and sitting at the foot of the historic church of St Mary. The property has been meticulously finished to an exacting standard throughout, combining contemporary living with characterful spaces including vaulted ceilings and bespoke oak staircases, and benefits from a ten year structural warranty.

The accommodation is arranged over three floors in a wonderfully considered and intriguing layout. To the ground floor, two double bedrooms are found, one with an en suite bathroom and the other with use of a Jack and Jill shower room. The first floor is home to a stunning open plan kitchen and dining room along with the principal bedroom, which benefits from its own en suite shower room. The top floor opens up into a bright and characterful living room with a mezzanine area and a snug, making the most of the vaulted space and outlook.

The property also benefits from two allocated parking spaces and is incredibly energy efficient, with heat pumps, extensive insulation and solar generated electricity. Modern technology throughout includes fibre connectivity, Bluetooth enabled bathroom mirrors, WiFi enabled central heating and EV charging enablement.



The Property

Inside

Ground Floor

Entering through the front door, a welcoming entrance hall leads to two well proportioned double bedrooms. The principal ground floor bedroom benefits from its own en suite bathroom, whilst the second bedroom has use of a Jack and Jill shower room. Both rooms are finished to a high standard with solid oak doors and oak flooring.

First Floor

The first floor is home to a beautifully appointed open plan living space, combining a well designed kitchen and dining room fitted with hand built solid ash units, granite worktops and Bosch appliances. The principal bedroom is also found at this level, a generous double room benefiting from an en suite shower room with Burlington sanitaryware and high quality tiling throughout.

Second Floor

A bespoke oak staircase rises to the top floor where a bright and characterful living room opens up into an impressive vaulted space, complemented by a mezzanine area and a cosy snug.

Outside

Parking

The property benefits from two allocated parking spaces within the development.

Useful Information

Energy Efficiency Rating C
Council Tax Band D
Heat Pumps and Solar Energy
EV Charging Point
Upvc Double Glazing
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 2LR

What3words
///vowed.webcams.fieri

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.