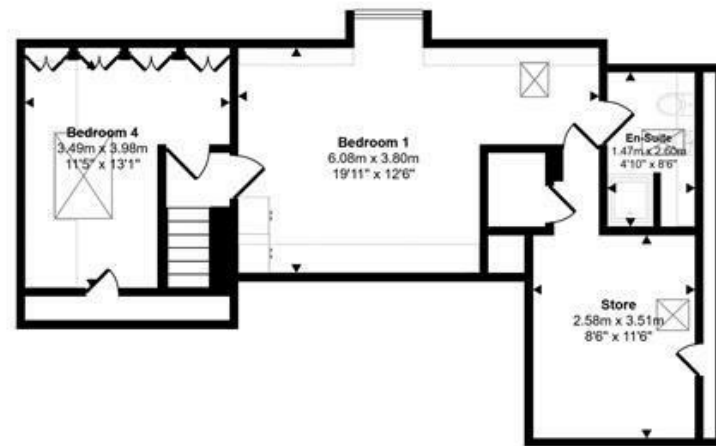


Ground Floor
Approx 155 sq m / 1664 sq ft



First Floor
Approx 56 sq m / 599 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Barrow Hill Stalbridge

Asking Price
£550,000

A wonderful chance to purchase a spacious detached chalet style family home offering 2263 sq. ft/210 sq. m of living space, with four generously sized bedrooms, situated where town and country merge and taking in some fabulous views over the beautiful Blackmore Vale countryside. The property is just a short walk to parkland, and is within an easy walk of all the town's amenities, which include an award winning supermarket, family run butchers, post office, dentist surgery and a highly rated primary school. There is also a community run library, public house and various takeaway restaurants as well as other individual businesses.

This lovely property offers comfortable living as it stands, with ample scope to make it your own, adding personal touches to truly make it a reflection of your style. It provides the perfect space for an existing or growing family or those seeking extra room for guests. There is a spacious sitting room with open fireplace and access to the rear garden, a formal dining room that leads off from the kitchen and a large conservatory - all offering superb social space for entertaining friends or hosting family gatherings. A great feature of this property is the walk in attic room, which allows easy access for all your Christmas decorations and other bits and bobs and houses the transducer for the solar panels that reduce energy costs.

Outside, there is ample space for multiple vehicles as well as space for a caravan, boat or motorhome, making it ideal for larger families or those who enjoy hosting visitors and the good sized garden is great for relaxing in and has plenty of room for children and pets to play safely.

This chalet bungalow combines the best of rural living and town facilities, and must be viewed to really appreciate not just the inside and outside space but also the location. Properties like this, are hard to find and an early viewing is strongly urged to avoid missing out on being the next owner.



The Property

Accommodation

Inside

Ground Floor

The property is approached from the drive into a useful porch with a timber door that opens into a bright and inviting entrance hall with a large storage cupboard and the airing cupboard, which houses the hot water cylinder. Stairs rise to the first floor and white panelled doors lead off to the bathroom and two bedrooms. A paned glass door opens to the kitchen and double paned glass doors open into the sitting room. This is a generously sized room with double doors opening to the rear garden and with a view over the adjoining pastureland. There is also an open fireplace with a stone surround and fitted display dresser.

The kitchen benefits from a double outlook with windows overlooking the drive to the front and to the side with a distant view over the vale. It is fitted with a range of units consisting of floor cupboards - one with pull out drawers, separate drawer unit and eye level cupboards and cabinets. There is a generous amount of wood block effect worksurfaces with a tiled splash back and a one and a half bowl ceramic sink and drainer with a swan neck mixer tap. There is an eye level double electric oven, five burner gas hob with splash back and extractor hood above plus an integrated dishwasher and space for a fridge/freezer. In addition, there are three built in storage cupboards, one of which is fitted with shelves. A door opens to the side hall and an arch into the dining room.

The dining room benefits from a double aspect with window overlooking the drive and one overlooking the pastureland to the side. From the side hall there is access to the gardeners WC, the boot room - ideal for dog owners or muddy children, and there is an opening to the utility room, which leads to the conservatory. The large conservatory is constructed of a low wall with uPVC windows to the rear and sides plus double doors that open to the side patio. It enjoys a view over the garden and adjoining field.

Also on the ground floor is the main bathroom and two double bedrooms, both with built in wardrobes and storage cupboards and both enjoying a degree of countryside views in the distance.

First Floor

On the first floor there is a good sized single bedroom with storage cupboards, which is currently used as an office. There is also the principal bedroom suite, which benefits from fitted wardrobes and a lovely view over

fields. It also has the advantage of an en-suite shower room and door to the walk in attic store, which houses the transduce for the solar panels.

Outside

Parking and Garage

The property is accessed via five bar timber gates that open to a large drive with ample space to park multiple vehicles or for storage of a caravan, boat or motorhome. There is a large garage (6.02 m x 3.99 m/19'9" x 13'1") with up and over door, fitted with light and power plus a carport attached to one side. To the other side there is plenty of space for bins etc.

Garden

A picket gate from the drive opens to the side garden, which takes in a delightful view over the vale and is mostly laid to lawn. A paved path leads to the back of the property where there is a paved seating area with a step leading down to the main body of the garden. Again, this is mostly laid to lawn. The garden is interspersed with trees and beds planted with a variety of shrubs and flowers. There is a useful garden shed and to the side of the house there is a sauna. The garden enjoys a sunny and private aspect with pastureland to one side and the rear.

Useful Information

Energy Efficiency Rating D

Council Tax Band E

uPVC Double Glazing

Gas Fired Central Heating

Mains Drainage

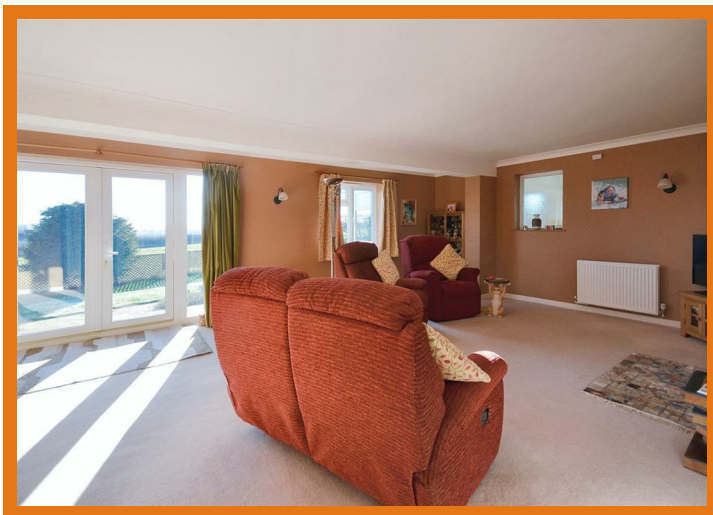
Freehold

Wholly Owned Solar Panels providing electricity and reducing costs

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street at the traffic lights go over the bridge and turn right onto the A357. Continue on this road for approximately 5 miles turning left where Stalbridge is signposted. On entering the town go through the single lane and turn left into Barrow Hill. The property will be found on the left hand side, just after the turning left to Bakers Field and before the turning right into Pond Walk. Postcode DT10 2QX



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.