



## Grove Lane Stalbridge

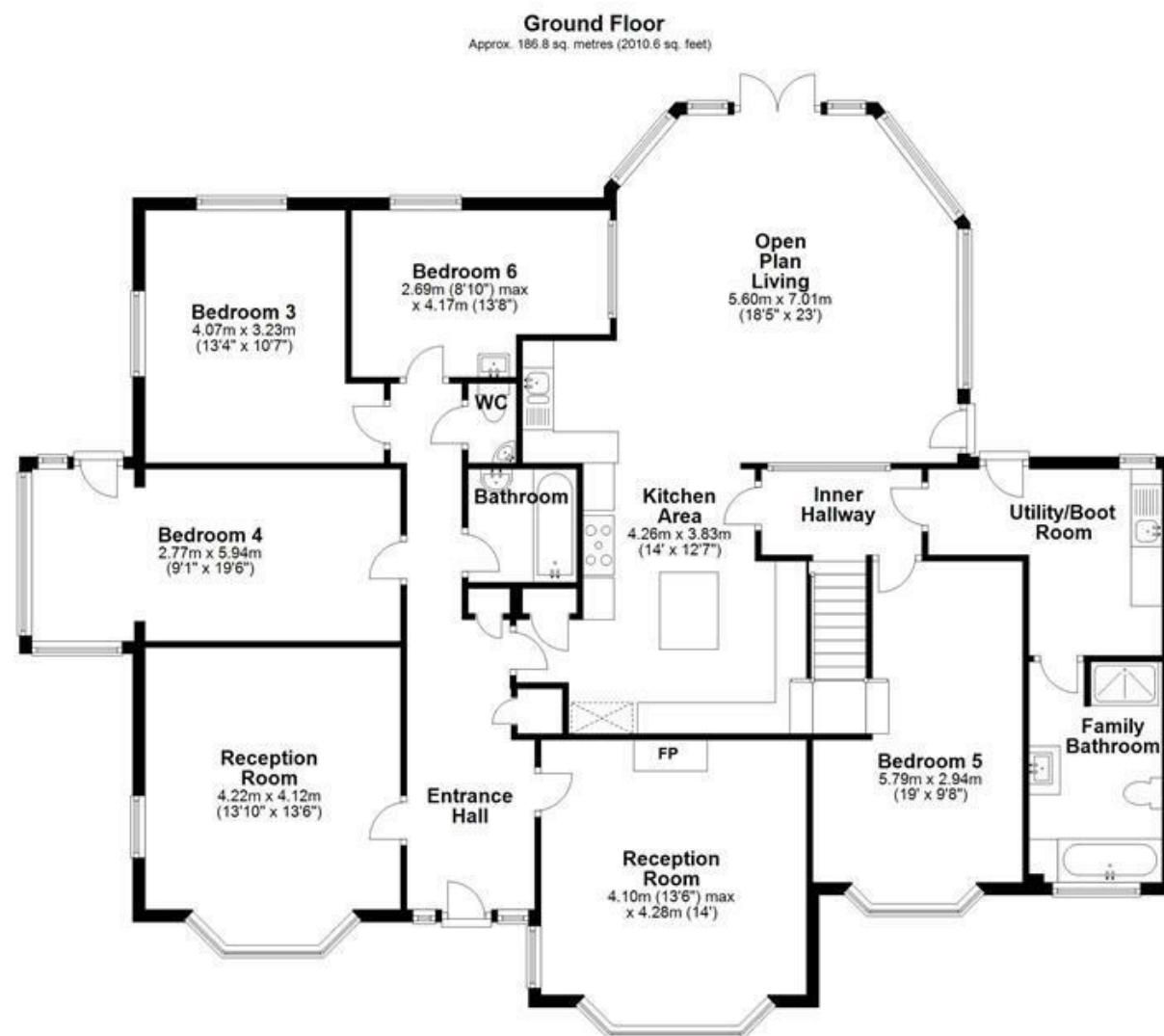
Asking Price  
£675,000

A wonderful detached chalet style home offering in excess of 2000 sq. ft (186 sq. m) of living space with six double sized bedrooms and boasting a most enviable view over the beautiful Blackmore Vale countryside. The property enjoys a peaceful location, tucked away at the end of a long curving drive where there is generous parking and just a short stroll to the town's facilities. Stalbridge is one of Dorset's smallest towns and caters well for everyday essentials. There is an award winning independent supermarket that will deliver, family run butchers, newsagent and pharmacy. There is also a community library, highly rated primary school, public house and dentist surgery.

If you are looking for a spacious home to accommodate an existing or growing family or for multi-generational living, this home will certainly deliver and offers the perfect blend of comfort, convenience and potential. The hub of the household will surely be the fabulous open plan living space, which is ideal for family gatherings or entertaining friends and where many memories will be created. In addition, there are two large reception rooms that lend themselves to many possible usages - serving both adult and youngsters demands - and can be tailored to your own specific needs. And, with three bathrooms, there is no need for queuing!

Outside, there is plenty of parking, a garage with power and the enclosed rear garden provides a safe and private outdoor space for relaxation and play, as well as offering the chance to mark your own stamp.

This is a rare opportunity to purchase a home quite like this - with substantial inside accommodation and plenty of external space and being so close to amenities, yet taking in those stunning views over the countryside. Book a viewing now and discover all that this home can offer you.



Total area: approx. 250.8 sq. metres (2699.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	71
(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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## The Property

### Accommodation

#### Inside

The property is approached from the drive via two gentle steps that lead up to the front door. This opens in to a bright and welcoming entrance with a wood block floor and doors leading off to all the main ground floor rooms. There are two generously sized reception rooms, offering flexible usage and both with bay windows that overlook the frontage and the Blackmore Vale countryside in the distance. One of the reception rooms also has a contemporary feature fireplace with Marble effect slip and hearth and electric fire with pebbles.

There is a fabulous open plan living space to the rear of the property with family/dining section and designated kitchen area. The kitchen is fitted with a range of oak units consisting of floor cupboards, tall larder cupboard with carousels and shelves, drawer units with cutlery and deep pan drawers and eye level cupboards with counter lighting. Central island with floor cupboards under. There is a generous amount of work surfaces with tiled splash backs and a one and half bowl sink and drainer with a swan neck mixer tap. There is space for a range style cooker and for an American style fridge/freezer. The kitchen area opens into a large conservatory, which is ideal as a family and dining room. There are windows overlooking the rear garden and double door opening to the garden plus further windows to the side and another door that opens to a paved part of the garden. The floor is laid to an attractive hard wearing wood effect laminate flooring.

From the kitchen there is a door that leads to an inner hall with stairs rising to the first floor, door to the utility/boot room and to a double bedroom, which has an outlook to the front. The utility is tiled flooring, fitted with floor and eye level cupboards, work surface with part tiled walls and a sink and drainer with mixer tap. There is space and plumbing for a washing machine and other appliance. From here there is a door to the rear garden and to the bathroom.

The bathroom is fitted with a stylish modern suite consisting of double size walk in shower cubicle with laminate panelled walls, low level WC, vanity wash hand basin with mirror fronted bathroom cabinet above and shaver socket to the side plus a deep double ended bath with freestanding mixer tap. The walls are partly tiled and the floor is laid to an attractive pattern tile.

Also on the ground floor are three more double bedrooms, one with a wash hand basin and one with its own private access to the rear garden. There is also a cloakroom and another bathroom.

#### First Floor

There is a good size landing with flexible usage -

potential for nursery or study and a window to the front, with country views. There is access to the eaves and the combination boiler plus a door to a double bedroom and to the principal bedroom suite. The main bedroom boasts a dual outlook with window to the side and to the front with lovely views over roof tops to the Blackmore Vale countryside. There is a large walk in wardrobe with light, hanging rails and shelves and door to the en-suite bathroom.

#### Outside

##### Parking and Garage

A tarmacadam drive sweeps and curves up from the lane and provides generous parking and an easy turning circle. There is space for numerous cars or for storing a boat or caravan. There is also a large single garage with up and over door, light and power plus loft storage. The garage measures 5.44 mx 3.18 m/17'10" x 10'5".

##### Gardens

The frontage is laid to lawn and planted with a variety of shrubs and flowers. The rear garden enjoys a sunny aspect and is mostly laid to lawn and planted with eating and cooking apples and a Maple tree. There is a large seating area, ideal for entertaining. There is also a toy shed and garden shed plus a vegetable patch. The whole plot extends to just under a third of an acre.

### Useful Information

Energy Efficiency Rating D

Council Tax Band E

uPVC Double Glazing

Gas Fired Central Heating from a Combination Boiler

Mains Drainage

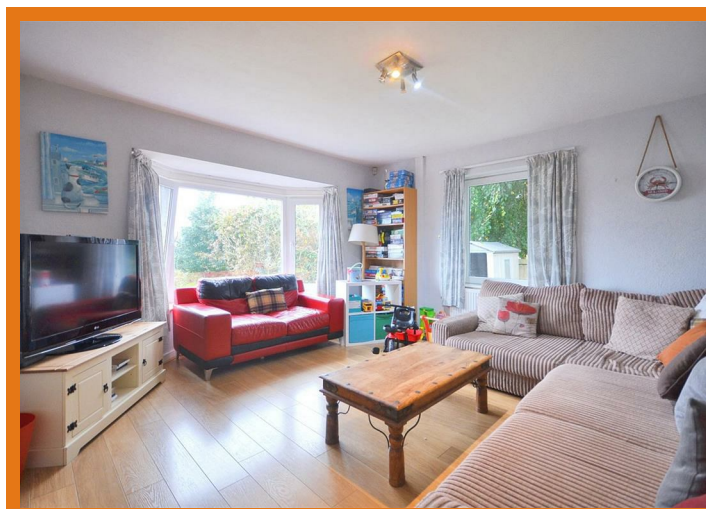
Freehold

### Location and Directions

The property is located just a short stroll to the high street of the popular Dorset town of Stalbridge, which is reputed to be the county's smallest town, steeped in history. 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 plus optician's, chemist's and petrol station. Stalbridge is only a 15 minute drive to the town of Sherborne with its mainline rail link to London Waterloo and only a 3 mile drive to Templecombe railway station - also a direct rail link to London. Further facilities are available at Sturminster Newton 4 miles to the East and Sherborne and Shaftesbury both within 7 miles. The town benefits from excellent communication links with the A30 and A303 both close by.

Postcode - DT10 2RD

What3Words - ///brushing.drumbeat.blacked



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