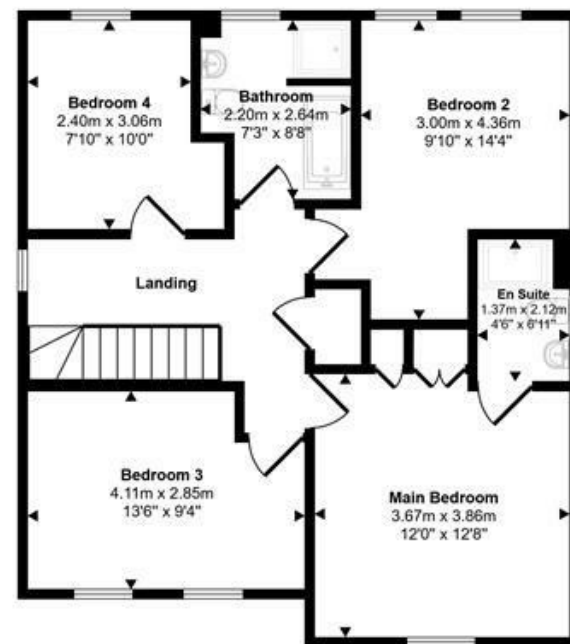


Ground Floor  
Approx 70 sq m / 755 sq ft



First Floor  
Approx 68 sq m / 731 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	94
(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		EU Directive	



Round Common Walk  
Stalbridge

Guide Price  
£525,000

A well-presented and spacious four bedroom detached family home, offering an exceptional standard of living space throughout, situated within the sought-after Stalbridge area. The property benefits from an air source heat pump and integrated solar panels, providing an energy-efficient and cost-effective approach to modern living.

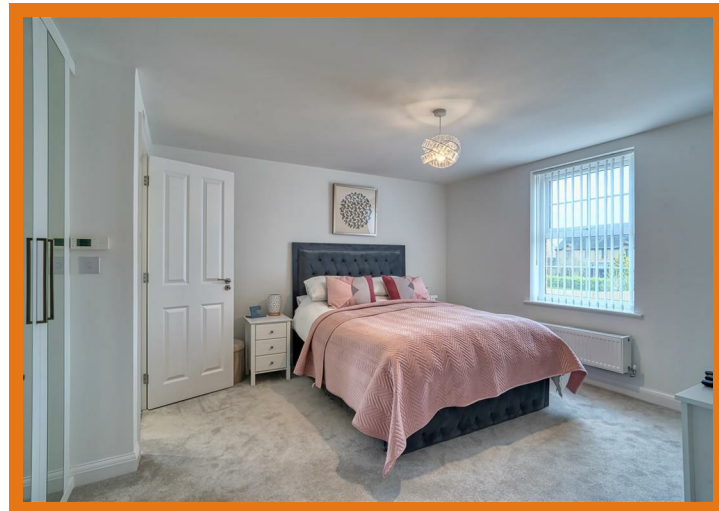
The house has been thoughtfully designed to provide a superb flow between rooms, with generously proportioned accommodation across both floors. To the ground floor, the spacious kitchen diner is a bright and sociable space finished to a high standard, enjoying direct access to the rear garden through elegant glazed doors. A generous sitting room provides a comfortable retreat, whilst a useful study offers flexibility for home working or additional family use.

To the first floor, four well-proportioned bedrooms are served by a family bathroom, with the principal bedroom benefiting from fitted wardrobes and an en suite.

The property also benefits from a private and enclosed rear garden, a garage and off-road parking for up to two vehicles.

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

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## The Property

### Inside

#### Ground Floor

Entering the property, a welcoming hallway provides access to the principal ground floor rooms. The sitting room is a comfortable and spacious reception room enjoying a good degree of natural light. The kitchen diner is a standout space, fitted with a range of contemporary units along with integrated appliances including a hob, eye-level oven, fridge freezer and dishwasher. The dining area benefits from glazed doors opening directly onto the rear garden, creating a seamless connection between inside and out. A useful study provides a dedicated space for home working, whilst the utility room leads to the outside and offers practical additional storage. A ground floor WC completes the accommodation at this level.

#### First Floor

Stairs rise to the first floor landing where four well proportioned double bedrooms are found. The principal bedroom benefits from fitted wardrobes and an en suite shower room. A family bathroom serves the remaining bedrooms.

### Outside

#### Gardens

To the rear of the property there is a well-maintained and enclosed South facing garden, offering a good degree of privacy. The garden combines a generous area of lawn with a paved patio adjoining the house.

#### Parking

The property benefits from a garage along with off-road parking for up to two vehicles

### Useful Information

Energy Efficiency Rating A  
Council Tax Band E  
Mains Drainage

Upvc Double Glazing  
Air Source Heat Pump  
New Build Warranty Remaining  
Maintenance Charge of £246pa  
Freehold  
Vendors will need to find onward purchase

### Location and Directions

Stalbridge is a small and charming Dorset town known for its friendly community and relaxed pace of life. It offers a selection of everyday amenities including independent shops, a supermarket, and a primary school, while retaining a traditional rural feel. Surrounded by attractive countryside, it provides easy access to scenic walks and is well placed for reaching nearby towns such as Sherborne and Sturminster Newton.

Postcode DT10 2GG

What3words  
///hosts.marsh.repeating

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