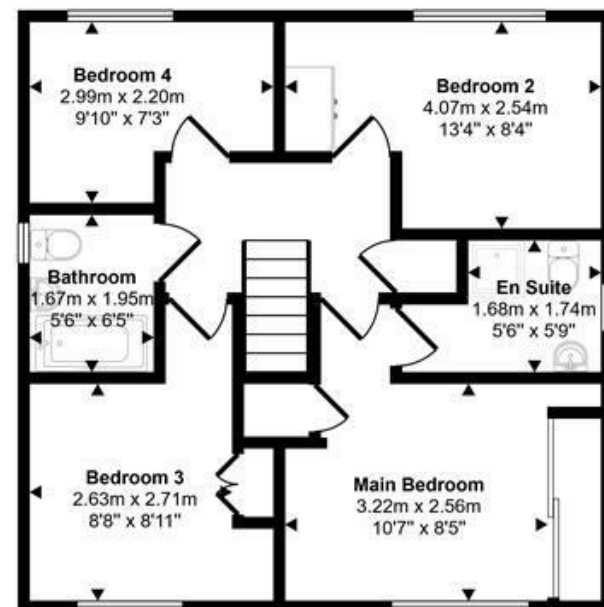
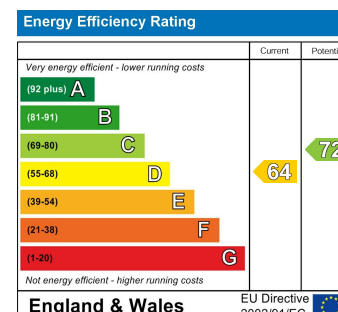


Ground Floor  
Approx 55 sq m / 587 sq ft



First Floor  
Approx 51 sq m / 553 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.



Robinson Heights  
Stalbridge

Guide Price  
£350,000

A well presented four bedroom detached house enjoying an elevated position within a small and quiet cul de sac in the North Dorset town of Stalbridge, within easy walking distance of the town centre and a good range of everyday amenities.

Having been a much loved family home, the property has been improved considerably over the years and is presented in good order throughout. The ground floor offers an entrance hall, a generous sitting room with double doors to the rear garden, an open plan kitchen/diner, a further reception room ideal as a snug or study and a cloakroom. On the first floor there are four double bedrooms; the principal benefiting from built-in wardrobes and an en-suite shower room, two further double bedrooms enjoying far reaching views over the Blackmore Vale countryside, and a family bathroom.

Outside, the rear garden has been landscaped for ease of maintenance and is fully enclosed with a sunny aspect and good degree of privacy, together with a useful workshop/shed. There is driveway parking for three cars to the front.

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## The Property

### Inside

#### Ground Floor

The front door opens into the entrance hall with stairs rising to the first floor and a door leading through to the kitchen diner. This is a well appointed room fitted with a range of floor and eye-level cupboards and a good amount of worksurface. There is an integrated under counter fridge, oven and hob, space and plumbing for a washing machine and dishwasher, and a door leading out to the rear garden. Opening through to the main sitting room, this is a generous space with double doors leading out to the rear garden. A further reception room sits to the front of the property, ideal as a study or snug. A cloakroom completes the accommodation on this level.

#### First Floor

The landing has access to the loft space and doors leading off to all rooms. The principal bedroom enjoys far reaching views over the Blackmore Vale countryside and

benefits from built-in wardrobes and an en-suite shower room, while bedroom three also faces the front and has built-in wardrobe storage. Bedrooms two and four are both well proportioned double rooms overlooking the rear garden. The family bathroom serves the remaining bedrooms.

### Outside

#### Garden

The rear garden is fully enclosed and enjoys a sunny aspect with a good degree of privacy, accessed via either side of the property. It has been landscaped for ease of maintenance with a paved area abutting the rear of the house, a raised gravelled terrace planted with a variety of shrubs and steps rising to a further seating area. A workshop/shed with power and lighting also sits to the rear.

#### Parking

To the front there is a tarmac drive and gravelled area providing parking for three cars, together with an EV charging point.

### Useful Information

Energy Efficiency Rating D  
Council Tax Band D  
Upvc Double Glazing  
Oil Fired Central Heating  
Mains Drainage  
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, a pub, 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 2PA

What3words  
///nipping.irrigated.hotels

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