





The Property

Accommodation

Inside

Ground Floor

From the road, a picket gate opens to a path that leads up to the storm porch with the main door opening into a spacious and welcoming reception hall with a paned glass door opening to the rear garden, doors into the sitting room, dining room, WC and kitchen/breakfast room. Stair rise to the first floor with storage beneath for shoes and boots. There is an original flagstone floor, sash window to the front and a unique window with stone reveal and a leaded light bar to the rear. The sitting room enjoys a double aspect with sash windows to the front and a paned glass door that opens to the rear garden. There are ceiling beams, character features, wood flooring and a feature fireplace. A large room with plenty of room for family gatherings or entertaining friends.

You will find another spacious reception room that lends itself to many usages - formal dining room, study or snug or even a playroom. There is a sash window to the front, feature fireplace and original flagstone floor. The large kitchen/breakfast room has a door opening to the rear garden as well as a window with view over the garden. A door to the side opens to the yard. It is fitted with a range of floor and eye level cupboards, space for appliances plus

work surfaces. There is also the airing cupboard with the hot water cylinder and boiler. In addition, there is a generously sized utility room with doors leading out to the yard and rear garden. Also on the ground floor is a cloakroom.

First Floor

On this floor there are split level landings that offer enough room for study areas or homework stations. There is the main bathroom plus five double bedrooms, one with an en-suite bathroom and one with en-suite shower room. Three of the bedrooms enjoy and outlook to the front, whilst one large double has a view of the garden and another generously sized double bedroom has view to the front and rear plus a stone fireplace.

Outside

17' x 38'

Garaging and Outbuildings

There is an outbuilding with light and power, measuring 2.87 m x 3.18 m/9'5" x 10'5" - great for storage. - the overall external measurement is about 5.18 m x 11.58 m/17' x 38'. There is plenty of parking in the yard in front of the outbuildings and to the side of the house.

Garden

The large garden lies to the rear of the house and mostly laid to lawn with some shrubs. It is totally enclosed by stone walls and has a sunny and very private aspect. From the garden there is access to a good sized conservatory.

Useful Information

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.

Energy Efficiency Rating D
Council Tax Band F
Mixed Glazing and Styles
Gas Central Heating
Mains Drainage
Freehold
Located within the Conservation Area

Location

Stalbridge

The property is located in the popular Dorset town of Stalbridge, which is reputed to be the county's smallest town, steeped in history and dating back to Saxon times with a 15th Century Church and Market Cross. 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. Further facilities are available at Sturminster Newton 4 miles to the East and Sherborne and Shaftesbury both within 7 miles. The town is close to excellent communication links with the A30 and A303 within easy reach and just 3 miles from the mainline train station at Templecombe, serving London, Waterloo and the West Country.

Directions

Postcode - DT10 2RQ
What3words - ///copying.grunt.interrupt