

## The Hamlets Stalbridge

Prices From  
£302,500

Discover the perfect blend of modern comfort and countryside charm with this brand-end of terrace home in Stalbridge, one of Dorset's most picturesque small towns. With local amenities within easy reach and beautiful rural walks on your doorstep, this home offers a wonderful balance of convenience and tranquillity.

Designed for energy-efficient living, this property features eco-friendly innovations such as a water waste recovery system, photovoltaic solar panels, and an electric vehicle charging point, helping to reduce both your bills and your carbon footprint.

Step inside to find three spacious bedrooms, including a luxurious en-suite to the main bedroom, plus a contemporary family bathroom. The open-plan kitchen and dining area is a true highlight, boasting stylish, high-quality units and built-in appliances, creating a fantastic social space for family life and entertaining.

Outside, the private rear garden is a blank canvas—ready for you to design and landscape to your own taste. The property also benefits from dedicated parking, adding to the practicality of this stunning home.

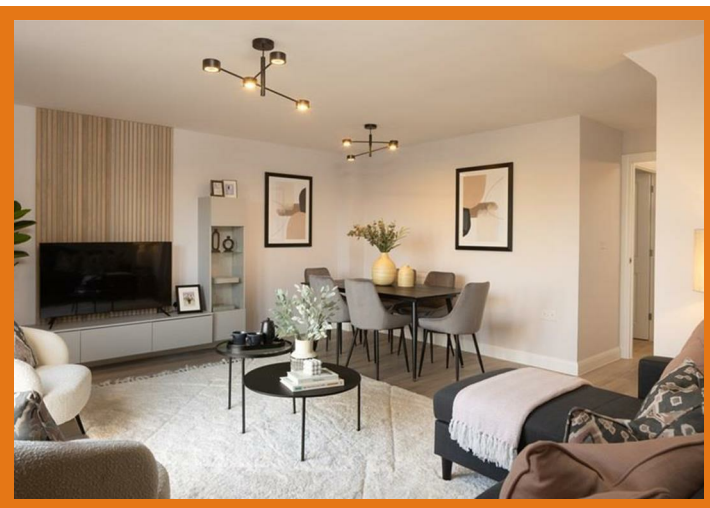
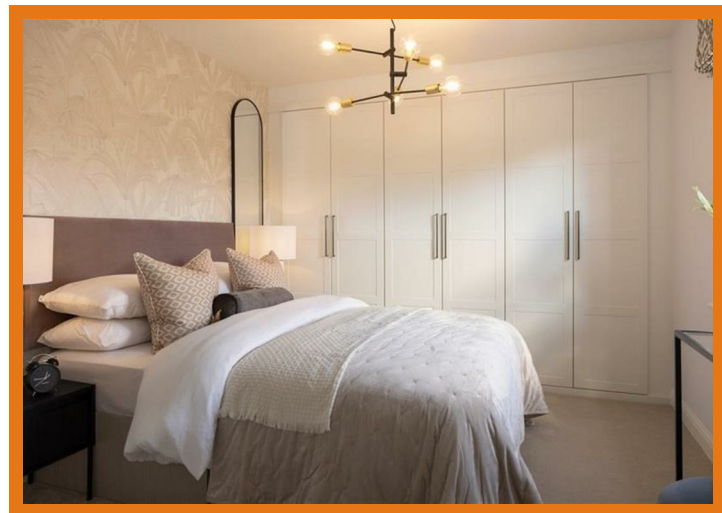
With a built guarantee for peace of mind, this contemporary, eco-friendly home is a fantastic opportunity to enjoy sustainable, modern living in a desirable Dorset location.

Sustainable. Stylish. Full of Potential. Book your viewing today!

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Sturminster Newton  
Dorset  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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 2002/91/EC	



**The Property  
Accommodation**

**Inside**

**Ground Floor**

The front door opens into a most welcoming and good sized entrance hall with stairs rising to the first floor and doors leading off to all ground floor rooms. At the back of the house there is a spacious combined sitting and dining room with double doors opening out to the rear garden plus access to a large understairs storage cupboard. There is plenty of space for a dining table and chairs as well as furniture for relaxing.

The kitchen/breakfast room looks out over the frontage and has enough room for a table and chairs for breakfast and informal family meals. It is fitted with a range of quality units consisting of floor cupboards, separate drawer unit and eye level cupboards. There is a generous amount of Silestone work surfaces with a matching upstand and a stainless steel sink and drainer with

a swan neck mixer tap. The built in appliances consist of a fridge/freezer, washing machine and an electric oven and gas hob with an extractor hood above.

Also on the ground floor is a cloakroom with WC and wash hand basin.

**First Floor**

On this floor there is the family bathroom, which is fitted with a stylish suite consisting of a pedestal wash hand basin, WC and bath. In addition, all three bedrooms are double sized with the main bedroom benefiting from an en-suite shower room.

**Outside**

**Parking**

To the side of the house there is a drive with parking for one car plus an electrical charging point.

**Garden**

The rear garden will be turfed with a paved seating area, allowing you to

design the garden to suit your own taste.

**Useful Information**

Energy Efficiency Rating A/B  
Council Tax Band - not assessed yet  
uPVC Argon Filled Double Glazing  
Gas Fired Central Heating plus  
Photovoltaic Panels and Waste  
Water Heat Recovery System  
Mains Drainage  
Freehold  
No Onward Chain

**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 Stalbridge continue past the petrol station then take the second turning on the right at the triangle onto Lower Road. The entrance to the development will be found a short distance on the right hand side. Postcode DT10 2PQ

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.