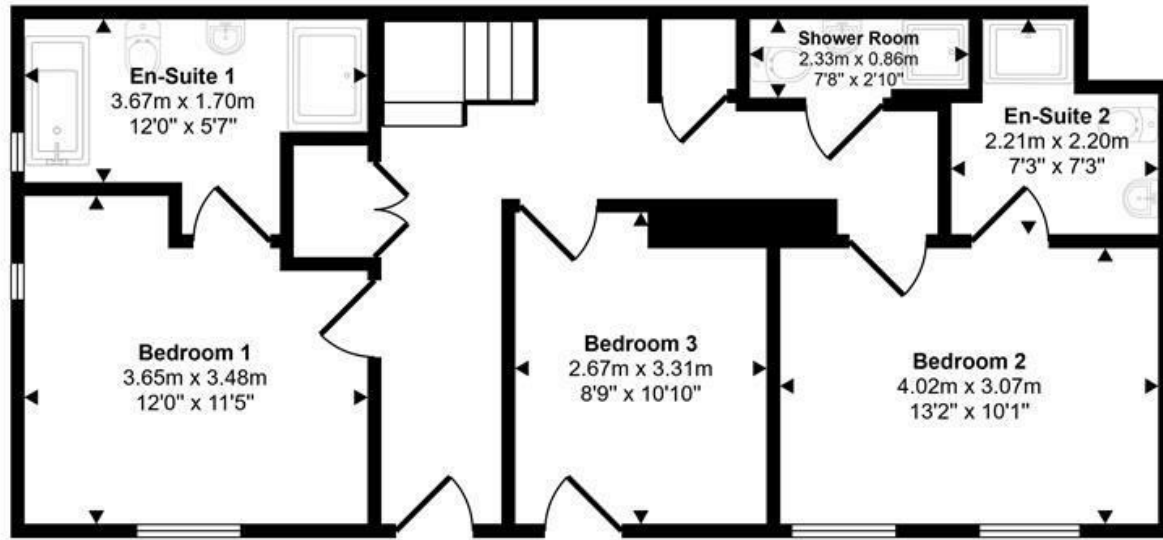
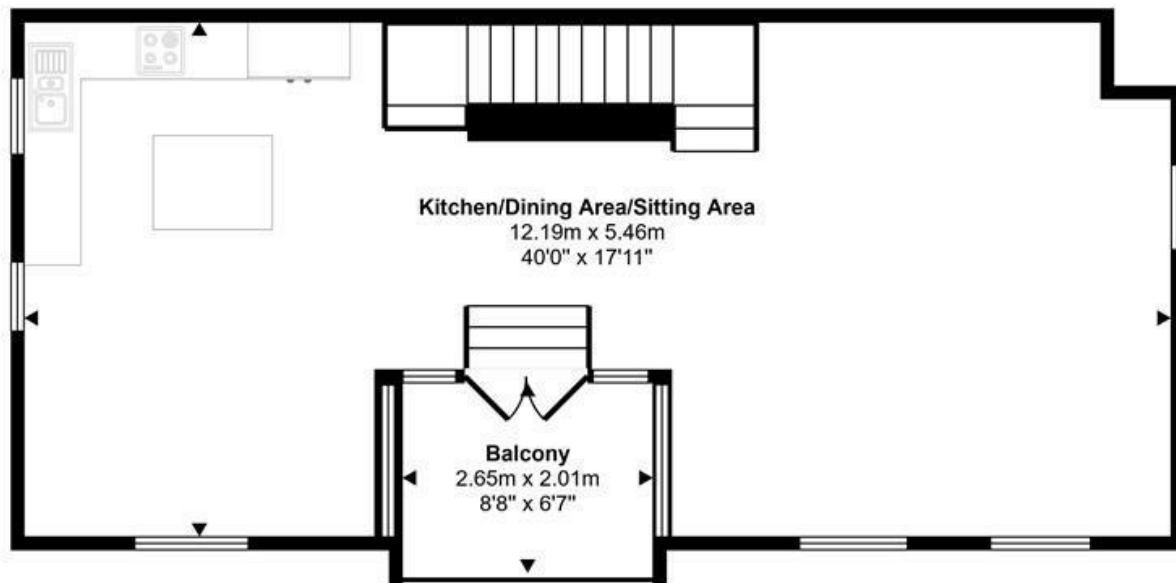


Approx Gross Internal Area
124 sq m / 1339 sq ft



Ground Floor
Approx 64 sq m / 690 sq ft



First Floor
Approx 60 sq m / 650 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.

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Sturminster Newton
Dorset
DT10 1AS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		72
(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	



Church Hill
Stalbridge

Asking Price
£500,000

Set within the sought after Dorset town of Stalbridge, this visionary home forms part of a small and select development of just seven properties, newly built using original stone from the former agricultural buildings. The town itself offers a good range of everyday amenities including a supermarket, butchers, post office, primary school and public house, all within easy reach.

The accommodation is arranged over two floors and provides three double bedrooms, with the principal bedroom benefiting from an en suite bathroom, a further double bedroom with en suite shower room and a third double bedroom served by a separate shower room. To the first floor, a stunning and expansive open plan living and kitchen space enjoys far reaching views over the Blackmore Vale countryside, with access to the balcony beyond.

Outside, the development is approached into a communal block paved courtyard where each property benefits from two dedicated parking spaces, owned collectively by the homeowners.

In brief, the inside accommodation is arranged over two floors - on entry there is a welcoming entrance hall, the principal bedroom with en-suite bathroom, a further double bedroom with en-suite shower room and another double bedroom plus separate shower room. On the first floor there is a large open plan living space with kitchen area plus access to the roof terrace. Outside there are two allocated parking spaces.



The Property

Inside

Ground Floor

A welcoming entrance hall leads through to three well proportioned double bedrooms. The principal bedroom benefits from an en suite bathroom, a second double bedroom has its own en suite shower room, with the third double bedroom served by a separate shower room.

First Floor

A bespoke oak staircase rises to a truly impressive open plan living and kitchen space, vaulted and flooded with natural light, enjoying far reaching views over the Blackmore Vale countryside. The kitchen is fitted with hand built solid ash units with granite work surfaces and Bosch appliances. Doors open directly onto the balcony, from which the spectacular views can be fully appreciated.

Outside

Parking

The development is approached from Church Hill into a communal block paved courtyard, where each property benefits from two dedicated parking spaces. The courtyard is owned collectively by the homeowners.

Useful Information

Energy Efficiency Rating B
Council Tax Band E
Heat Pump Central Heating
Solar Generated Electricity
Fibre Connectivity (Wessex Internet)
EV Charging Enablement
Ten Year Structural Warranty
Freehold
No Onward Chain

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 2LR

What3words
///coverings.decay.flows

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.