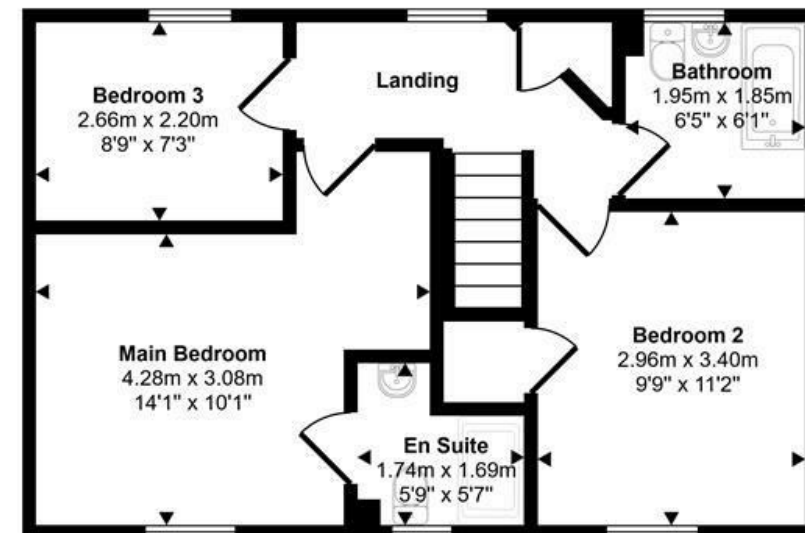


Ground Floor  
Approx 44 sq m / 475 sq ft



First Floor  
Approx 45 sq m / 486 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.



## The Hamlets Stalbridge

Prices From  
£330,000

**\*\*£16,500 Deposit Contribution Available\*\*** This brand-new semi-detached home, built to an exemplary standard, offers the perfect blend of modern comfort and countryside charm. Located on the edge of Stalbridge, it provides easy access to local amenities while being just moments from scenic rural walks, making it an ideal retreat for nature lovers and those seeking a peaceful yet well-connected lifestyle.

Designed for sustainable living, this home is packed with eco-friendly features, including a water recovery system, photovoltaic solar panels, high-efficiency insulation, and an electric vehicle charging point—ensuring a greener, more cost-effective way of living.

Inside, the thoughtfully designed layout includes two spacious double bedrooms, with the main featuring a luxurious en-suite, plus a versatile study or third bedroom to suit your lifestyle. The contemporary open-plan living space is perfect for socializing, complemented by a high-spec kitchen with quality units, Silestone work surfaces, and built-in appliances.

Outside, enjoy a fully turfed rear garden, ready to make your own, plus parking for two cars for added convenience.

With help towards your deposit available, this is a fantastic opportunity to own a stylish, energy-efficient home in a sought-after Dorset location.

Eco-Friendly. Stylish. Affordable. Don't miss out—book your viewing today!

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

t. 01258 473030  
sales@mortonnew.co.uk  
www.mortonnew.co.uk

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 to the entrance hall, which has stairs rising to the first floor and doors to the sitting room, kitchen/dining/family room and to the cloakroom, which is fitted with a WC and wash hand basin. There is attractive and practical Amtico flooring that carries through into all the ground floor rooms.

The bright and spacious sitting room benefits from a double aspect with window to the front and to the side. There is ample room for settees and armchairs. The open plan kitchen/dining and family room, also benefits from a double outlook with windows to the front and side plus double doors opening out to the garden. The kitchen area is fitted with a range of high quality units consisting of floor cupboards, separate deep pan and cutlery drawers and eye level cupboards. There is a good amount of Silestone work surfaces with a matching upstand and a stainless steel sink and drainer with a swan neck mixer tap. The oven and gas hob with an extractor hood is built in and the integrated appliances comprise:- fridge/freezer and dishwasher. There is a separate utility room with units and space and plumbing for a washing machine.

##### First Floor

On this floor there is the family bathroom, which has a bath, WC and pedestal wash hand basin plus a study or bedroom three and two double sized bedrooms, main with an en-suite shower room.

#### Outside

##### Parking

There are two parking spaces plus an electrical charging point.

##### Garden

This will be turfed and there will be a paved seating area.

#### 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.