

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	



Lower Road Stalbridge

Asking Price
£387,500

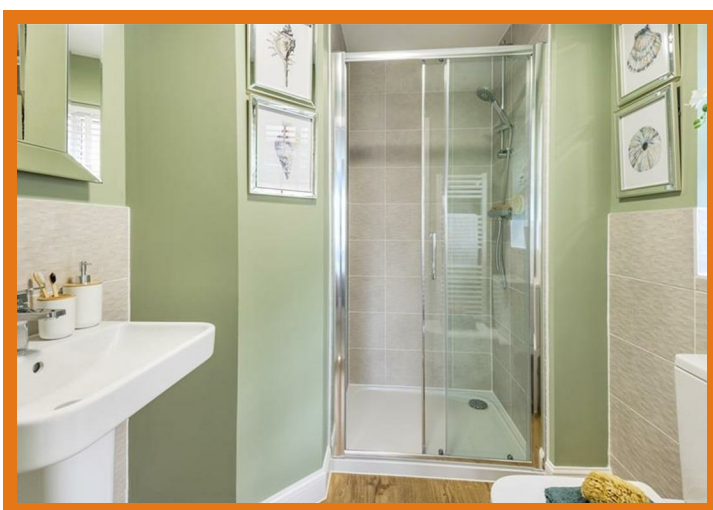
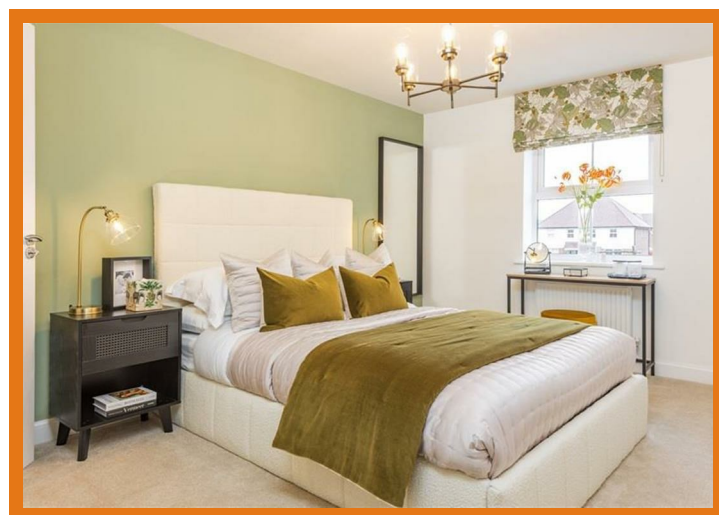
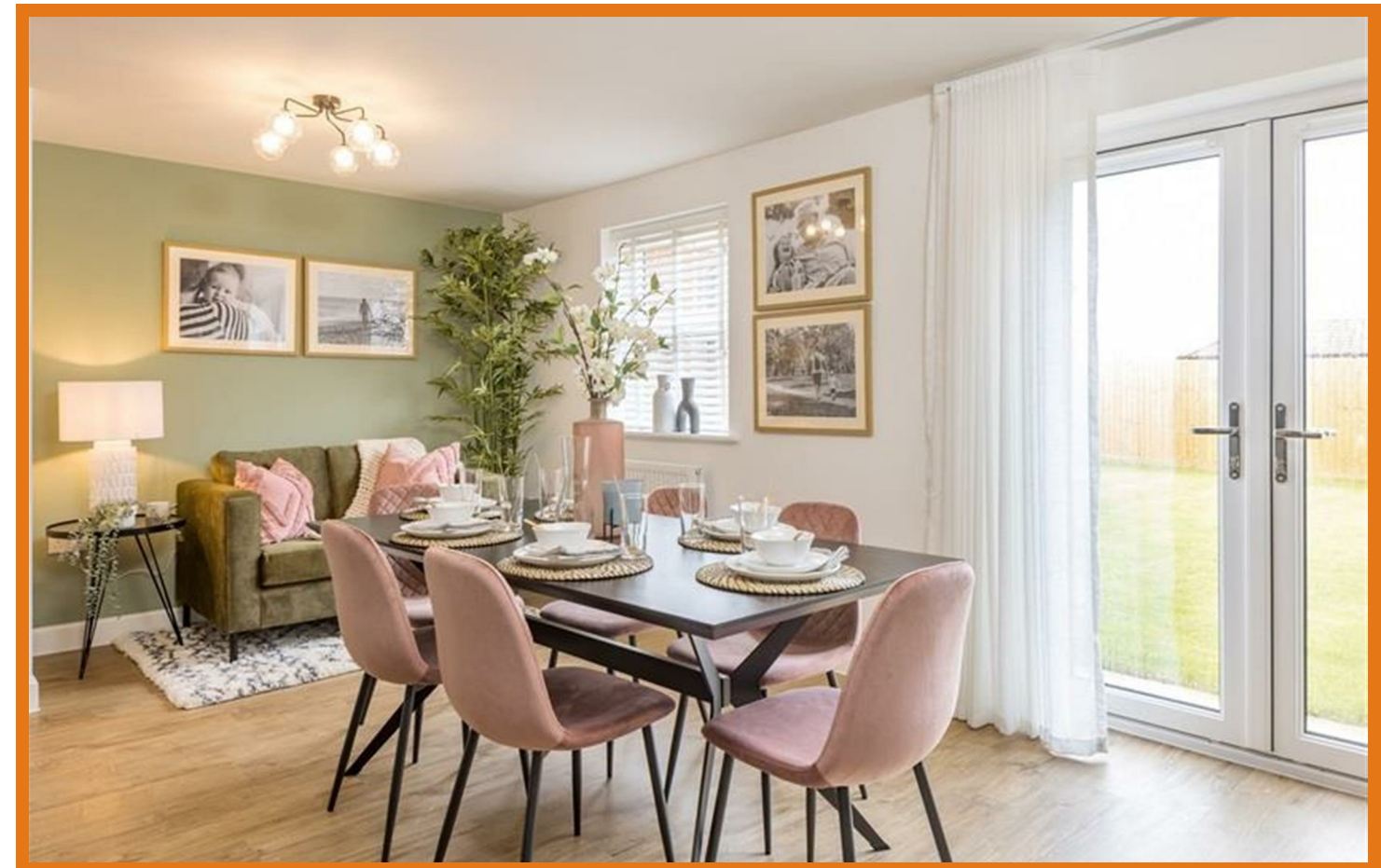
Contemporary Eco-Friendly Detached Home – High Spec Finish, Brand New & Chain-Free

Welcome to your dream home—a beautifully designed, brand new detached property that blends style, sustainability, and everyday comfort. With a high-quality build and impeccable finish, this four-bedroom home is perfect for first-time buyers, growing families, professionals, or those looking to downsize in style.

Inside, you'll find a bright and spacious layout designed for modern living. The heart of the home is the stunning open-plan kitchen/dining/family room, complete with premium soft-closing units, integrated appliances, and plenty of space to cook, dine, and entertain. Whether you're hosting family gatherings or relaxed evenings with friends, this space seamlessly flows out through double doors into the private rear garden, perfect for summer barbecues or quiet coffee mornings. The home also features a comfortable sitting room, a stylish family bathroom, a downstairs WC, and four well-proportioned bedrooms, including two generous doubles—one with a sleek en-suite—and two spacious singles.

Outside, enjoy a private driveway, garage, and easy access to the town centre, nearby nature reserve, and beautiful countryside walks—all just a stone's throw away.

Designed with energy efficiency in mind, this property includes photovoltaic solar panels, a dedicated EV charging point, and high-performance insulation, ensuring long-term savings and comfort all year round. With a build guarantee, no onward chain, and every detail considered, this move-in-ready home offers a rare opportunity to enjoy modern, eco-conscious living in a truly welcoming setting.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a welcoming entrance hall with stairs rising to the first floor and doors leading off to the sitting room, kitchen/dining and family room and to the cloakroom, which is fitted with a WC and wash hand basin. The floor is fitted with a practical and attractive wood effect Karndean that continues into all ground floor rooms with the exception of the sitting room, which has carpet.

The sitting room has ample room for settees and armchairs and has an outlook to the front. The spacious kitchen, dining and family room has a window to the rear and double doors that open out to the rear garden. It is fitted with a range of quality, soft closing units consisting of floor cupboards, cutlery and deep pan drawers, as well as eye level cupboards with counter lighting beneath. There is a generous amount of Silestone work surfaces with matching

upstand and inset bowl with a swan neck mixer tap. The built in appliances consist of a fridge/freezer, eye level double electric oven, dishwasher and five burner gas hob with a splash back and extractor hood above. In addition, there is a utility cupboard for a washing machine and tumble dryer.

First Floor

On this floor you will find, the bathroom, two double bedrooms, principal bedroom with an en-suite shower room plus two generously sized single bedrooms that offer the choice of being used as bedrooms or one could be a wonderful work from home office. The bathroom is fitted with a stylish suite consisting of low level WC, pedestal wash hand basin with mono tap and bath with a mono tap.

Outside

Garage and Parking

There is parking in front of the garage for two cars.

Garden

The rear garden is laid mostly to lawn

with a paved seating area. It is fully enclosed and it enjoys a southerly aspect plus a gate that opens to the drive where there is an electrical charging point.

Useful Information

Energy Efficiency Rating A/B
Council Tax Band - not assessed yet
uPVC Argon Filled Double Glazing
Gas Fired Central Heating.
Mains Drainage
Freehold
No Onward Chain
Eco-Friendly Features

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.