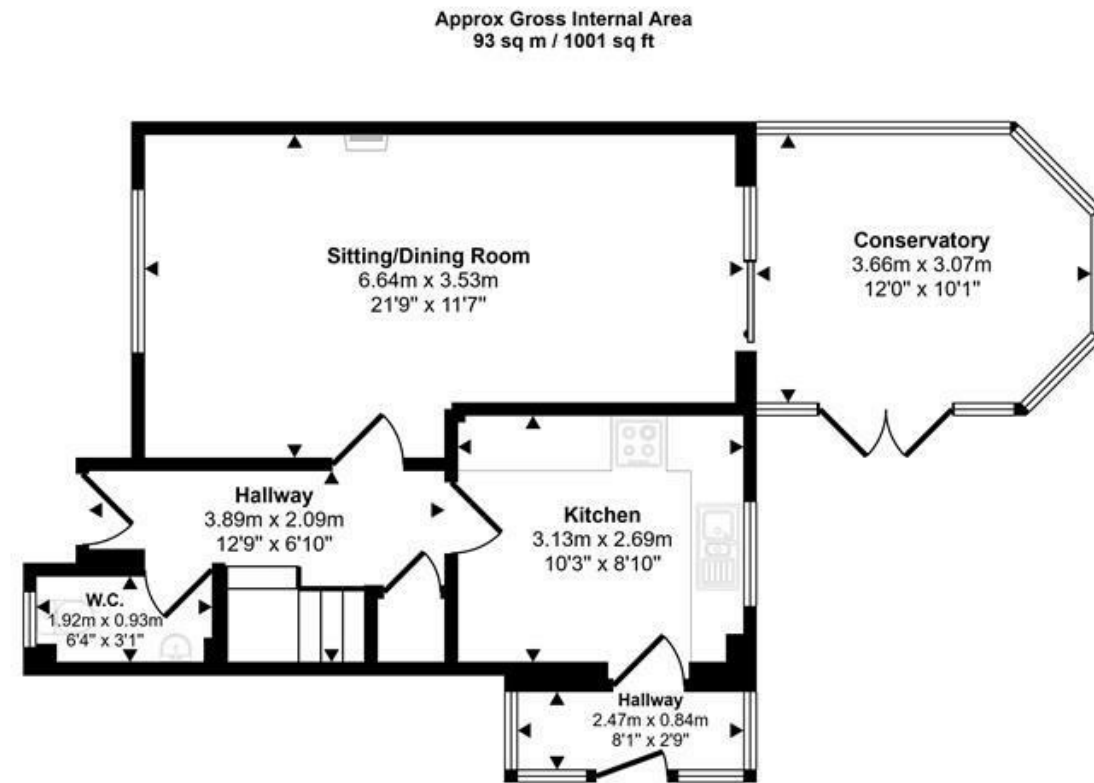
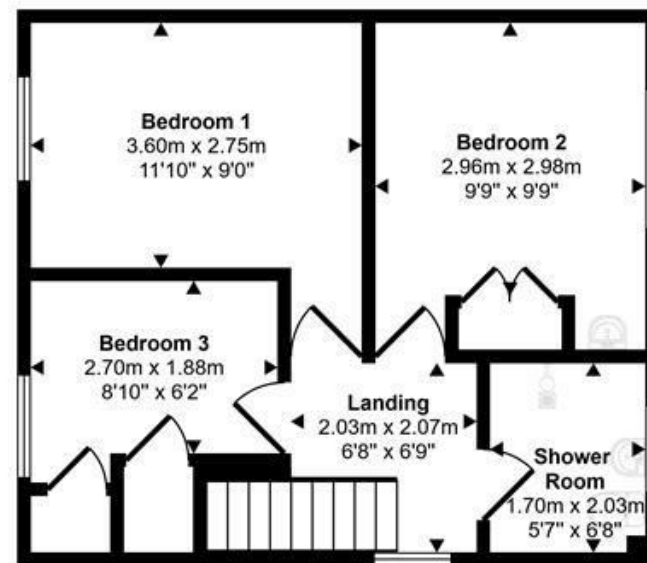




Ground Floor
Approx 54 sq m / 581 sq ft



First Floor
Approx 39 sq m / 421 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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Dorset
DT10 1AS

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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	



Lower Road Stalbridge

Asking Price
£325,000

Charming Detached Home Where Community Spirit Meets Countryside Calm:-

Situated in one of Dorset's smallest and most welcoming towns, this detached modern home offers the perfect balance of village charm and everyday convenience. Just a short walk from the high street, you'll find all the local shops, cafes, and amenities that give this town its warm, community feel.

Families will appreciate that the local school is also within easy walking distance, making the morning school run a breeze and you can enjoy peaceful countryside walks, a nearby nature reserve, and a playground all just moments away — ideal for those who love the outdoors. With no onward chain, freshly redecorated interiors, and new flooring throughout, this home is ready to welcome you while still offering plenty of scope to put your own stamp on it.

The private front garden invites you in, while the larger-than-average, fully enclosed rear garden provides a wonderful blank canvas to create your own outdoor haven. Parking is a real plus here, with a double garage and an unheard of parking for six cars — a true rarity in the area. The double garage offers excellent potential to convert to hobbies, work from home space or even an annexe (subj to PP).

Inside, a welcoming entrance hall leads to a bright through sitting and dining room featuring a cosy feature fireplace — perfect for relaxing or entertaining with friends and family. The conservatory lets in plenty of light and has access to the rear garden, and the good-sized kitchen is ready for your culinary ideas. Upstairs, two double bedrooms and a generous single offer comfortable living space, complemented by a practical wet room.

Whether you're a first-time buyer, growing family, or investor, this home combines community spirit, countryside beauty, and everyday convenience in one great package.



The Property

Accommodation

Inside

Ground Floor

From the front there is a path that leads to a covered entrance where the front door opens into a bright and inviting entrance hall with stairs rising to the first floor and doors leading of to the sitting/dining room, kitchen and the cloakroom, which is fitted with a WC and wall mounted wash hand basin. There is painted wood effect vinyl flooring that offers an attractive and practical finish and continues through into the cloakroom and kitchen. The sitting/dining room has plenty of room for settees and armchairs plus a good sized dining table and chairs and provides an excellent family space or for entertaining friends. The feature fireplace adds a touch of character to the room. You will also find a well proportioned conservatory with view over the rear garden and access to the garden.

The kitchen overlooks the rear garden and is fitted with a range of floor cupboards, separate drawer unit and eye level cupboards with open ended display shelves. You will find a good amount of work surfaces with a tiled splash back and a one and a half bowl stainless steel sink and drainer with a mixer tap. There is space for a slot in cooker and a fridge/freezer as well as plumbing for a washing machine. From the kitchen there is access to a useful

porch, which is where you will enter the property when you live here. It provides plenty of room for muddy boots, shoes and wet coats.

First Floor

Stairs rise to a galleried landing with window to the side and doors leading off to all rooms. The wet room is fitted with an electric shower, pedestal wash hand basin and a WC. You will also find three bedrooms, two double bedrooms, main with fitted wardrobes and a vanity wash hand basin plus there is a generously sized third bedroom with built in wardrobe and the airing cupboard that houses the hot water cylinder.

Outside

Double Garage and Parking

The property is accessed via Springfields where double metal gates open to a generously sized block paved drive with space to park about 6 cars or space for a caravan, motor home, boat or horse box.

There is a double garage with two up and over doors, benefitting from light and power plus loft storage. The garages measure 5.26 m x 5.31 m/17'3" x 17'5".

Gardens

The front garden is accessed from the drive and is fully enclosed, mostly laid to lawn and planted with shrubs and trees. From the drive a metal gate opens to the rear garden, which is partly laid to paved patio and lawn. It offers a complete blank canvas for your own landscaping plans.

Useful Information

Energy Efficiency Rating D
Council Tax Band D
uPVC Double Glazing with a lead light bar
Gas Fired Central Heating
Mains Drainage
Freehold
No Onward Chain

Location and Directions

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.
Postcode - DT10 2NJ
What3words - ///tasty.whistle.departure

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.