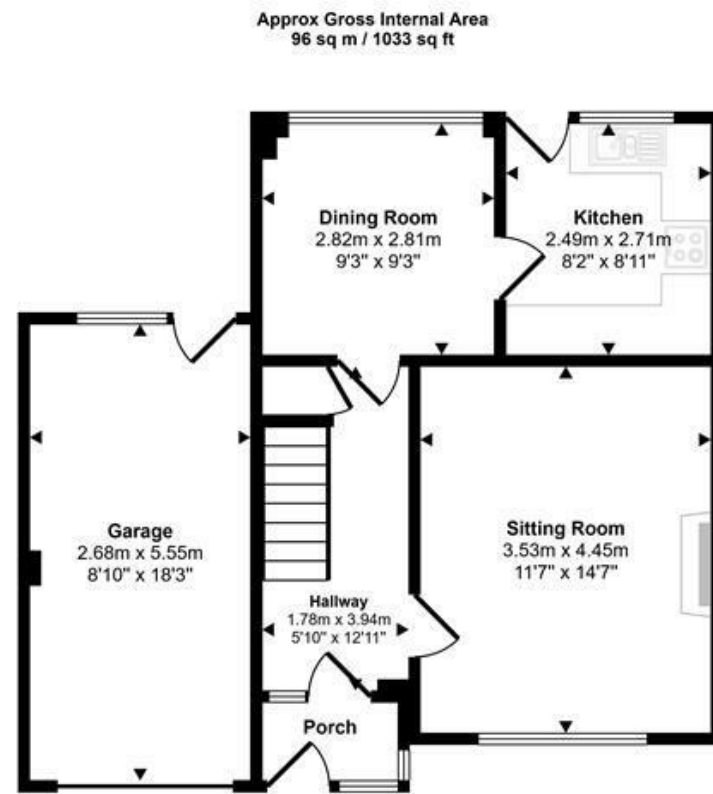
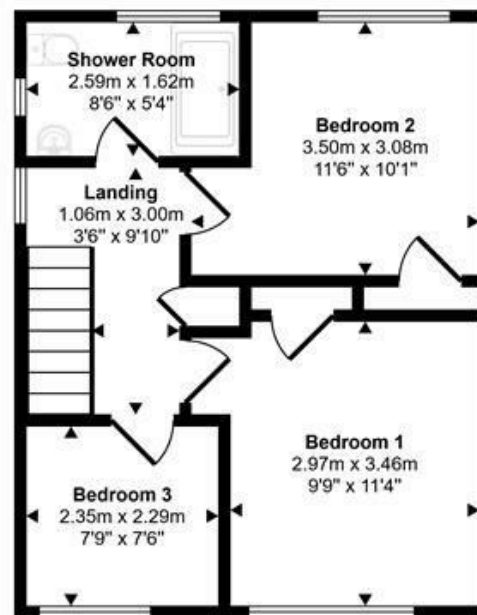




Ground Floor
Approx 57 sq m / 610 sq ft



First Floor
Approx 39 sq m / 423 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.

**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	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Hardy Crescent Stalbridge

Guide Price
£350,000

Modern Detached Family Home with Stunning Countryside Views -

Perfectly positioned in a slightly elevated spot, this comfortable and well-maintained detached home enjoys far-reaching views across rooftops and rolling countryside, stretching towards Duncliffe Wood, Melbury Beacon, and Bulbarrow Hill. Owned and lovingly cared for by the same family for over 40 years, it now presents an exciting opportunity for a new family to settle in and make it their own.

Designed with practical family living in mind, the home offers a bright sitting room with an open fireplace, a separate dining room ideal for family meals and entertaining, and a well-equipped kitchen. Upstairs, you'll find three bedrooms—two generous doubles with built-in wardrobes and a spacious single—along with a modern family shower room featuring a stylish suite.

Outside, the property offers driveway parking for two vehicles, a garage with power, and a generously sized rear garden that has been attractively landscaped for low maintenance and year-round enjoyment. A rear gate provides quick and convenient access to the town—perfect for school runs, shopping, or a stroll to local amenities.

Comfortable and inviting as it is, the property also offers scope for future updates and personalisation, allowing you to add your own style at your own pace. A wonderful opportunity for families seeking a well-located, move-in ready home with plenty of space and potential in a beautiful setting.



The Property

Accommodation

Inside

Ground Floor

On this floor there is a useful porch with ample room for coats, boots and shoes and a door opens into a well proportioned and welcoming entrance hall with stairs rising to the first floor and doors leading off to the sitting room and dining room. The floor is laid in an attractive and practical wood effect LVT (luxury vinyl tile) that continues through into the dining room.

The sitting room overlooks the front garden and takes in a wonderful view of the beautiful Blackmore Vale countryside in the distance. There is an open fireplace (chimney swept yearly) with a tiled surround and hearth and plenty of room for settees and armchairs. The dining room overlooks the rear garden and is ideally place right next to the kitchen. The kitchen looks out to the rear garden and has a door to the rear. It is fitted with a range of modern light wood grain effect units consisting of floor cupboards, separate drawer unit and eye level cupboards and cabinet. You will find a good amount of work surfaces with a tiled splash back and a stainless steel sink and drainer. There is space for a slot in cooker, under counter fridge and plumbing for a washing machine. The floor is laid in an attractive ceramic tile.

First Floor

On this floor, there is a galleried landing with access to the loft space and airing cupboard, which houses the hot water cylinder. You will also find three bedrooms, a generously sized single bedroom and two double bedrooms with built in wardrobes. Bedrooms one and three boast a spectacular view over roof tops to the countryside. There is a also the family shower room that is fitted with a stylish modern suite consisting of a wall hung wash hand basin, a WC and a large walk in shower cubicle with a power shower, choice of shower head and a stone floor. The rest of the floor is laid in an attractive ceramic tile effect vinyl with underfloor heating.

Outside

Garage and Parking

The property is approached from the cul de sac onto a drive with space to park two cars and leads up to the garage. The garage has an up and over door, fitted with light and power plus a window and door to the rear.

Gardens

The front garden is mostly laid to lawn and has a lovely magnolia tree. The large rear garden is fully enclosed and enjoys a sunny aspect. It has been attractively

landscaped = planted with trees, shrubs and flower beds plus a large lawned area that has been slightly terraced. There is a paved sun terrace - ideal for alfresco dining. To one side of the house there is a storage area for bins etc. You will also find an outside tap to the back of the house. At the bottom of the garden there is a gate, which opens to a path leading to the library - this is a shortcut into the town and there is a nominal charge of £10 per annum.

Useful Information

Energy Efficiency Rating D

Council Tax Band C

uPVC Double Glazing - the front windows were replaced in 2022

Gas Fired Central Heating

Mains Drainage

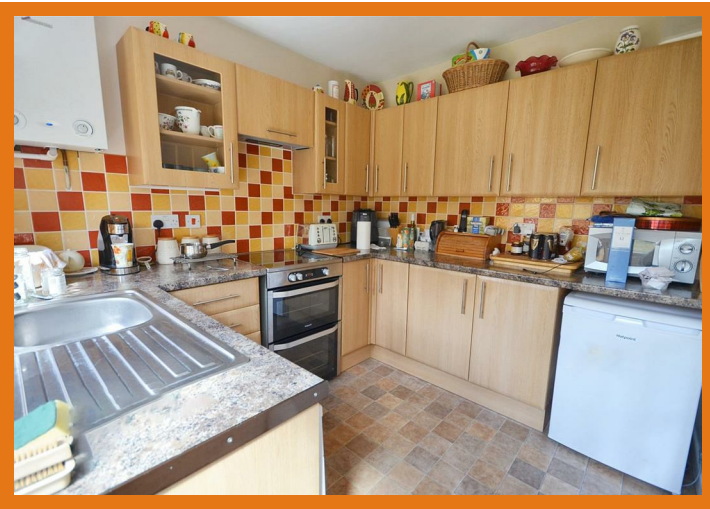
Freehold

Location and Directions

The property is located just a short stroll to the high street of 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 plus optician's, chemist's and petrol station. Stalbridge is only a 15 minute drive to the historic Abbey town of Sherborne with its mainline rail link to London Waterloo in just over two hours and only a 3 mile drive to Templecombe railway station - also a direct rail link to London. Further facilities are available at Sturminster Newton 4 miles to the East and Sherborne and Shaftesbury both within 7 miles. The town benefits from excellent communication links with the A30 and A303 both close by.

Postcode - DT10 2PD

What3words - ///mixer.stunts.pranced



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.