

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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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 Paddocks, Lower Road Stalbridge

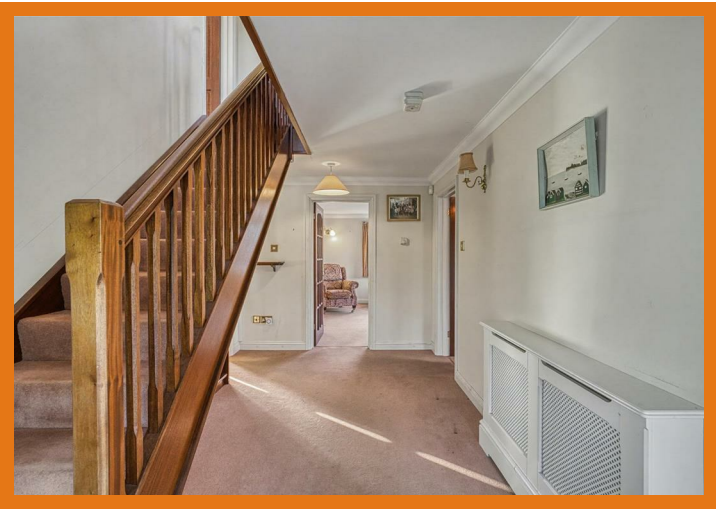
Guide Price
£600,000

A detached four bedroom family home set within a quiet private road on the edge of the popular Dorset town of Stalbridge. Occupying a generous corner plot, the property offers well-proportioned and versatile accommodation including three reception rooms and a notably large and bright entrance hall that creates an immediate sense of space on arrival. Externally, the home benefits from wrap-around gardens and a double garage, with off-road parking, making it ideal for families or those seeking generous living both inside and out.

The property has been owned by the same family since new in 1999 and, while now in need of general updating, presents an excellent opportunity for a buyer to modernise and personalise a substantial home to suit their own tastes and requirements. The layout lends itself well to reconfiguration if desired, and the corner plot position enhances both privacy and potential. The property also benefits from the addition of fully owned solar panels to the back of the property.

Situated within walking distance of Stalbridge's amenities yet enjoying a peaceful edge-of-town setting, the property combines convenience with a more private residential feel. This is a rare opportunity to acquire a spacious detached home in a sought-after location, offering significant potential for improvement and long-term value.

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Accommodation
Inside

The accommodation is arranged over two floors and is well balanced, offering generous and versatile living space throughout. The property is entered via a spacious and bright entrance hall which immediately creates a welcoming first impression and provides access to the principal ground floor rooms.

The sitting room is a comfortable and well proportioned space, featuring a focal point electric fireplace and enjoying a natural flow through to the dining room. This connection between the two rooms creates an ideal arrangement for both everyday living and entertaining, while allowing each space to retain its own identity. The dining room enjoys pleasant views over the garden and provides a practical link between the living accommodation and the kitchen.

The kitchen is a generous sized kitchen diner, offering ample worktop and storage space along with room for a dining table, making it a practical and sociable area for family use. From the kitchen, there is access to a separate utility room which provides space for appliances and additional storage. Off the utility room is a useful ground floor cloakroom, as well as internal access into the double garage, adding to the everyday convenience of the layout.

To the first floor, there are four bedrooms,

including a main bedroom with en suite shower room. The remaining bedrooms are well proportioned and flexible in use, suitable for family accommodation, guests or home working, and are served by a family bathroom.

Outside

The property occupies a generous corner plot with wrap-around gardens that provide a good degree of privacy and flexibility for outdoor use. The gardens are predominantly laid to lawn and bordered by mature hedging, creating a pleasant and established setting. With a south-westerly orientation, the garden enjoys good levels of sunlight throughout the day and offers ample scope for further landscaping, planting or the creation of additional seating areas to suit individual preferences.

To the front of the property is a paved driveway providing off-road parking for multiple vehicles and access to the double garage. The garage benefits from electric up-and-over doors and also offers internal access from the house, adding to the overall practicality of the home. The combination of driveway parking, garage space and wrap-around gardens makes the property particularly well suited to family living, while the quiet private road setting enhances the sense of privacy and appeal.

Useful Information
Heating: Gas Central Heating (Boiler Replaced December 2024)
Drainage: Mains

Windows: UPVC
EPC Rating: TBC
Council Tax Band: F
Tenure: Freehold
Onward Chain: No

Please note that there has been movement to the conservatory since it was fitted in 2014. Potential purchasers are advised to make their own enquiries and are welcome to have their surveyor inspect this as part of their due diligence. Further information is available from the agent upon request.

Location and Directions
Stalbridge Is A Well-Served Dorset Town Offering A Range Of Amenities Including Independent Shops, A Supermarket, Primary School, Doctors' Surgery, Public Houses And Cafés. The Town Is Surrounded By Attractive Countryside And Offers Easy Access To Sherborne, Gillingham And Mainline Rail Services Beyond.

What3words: ///helping.nerve.convinces
Postcode: DT10 2PZ

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.