



Grove Lane Stalbridge

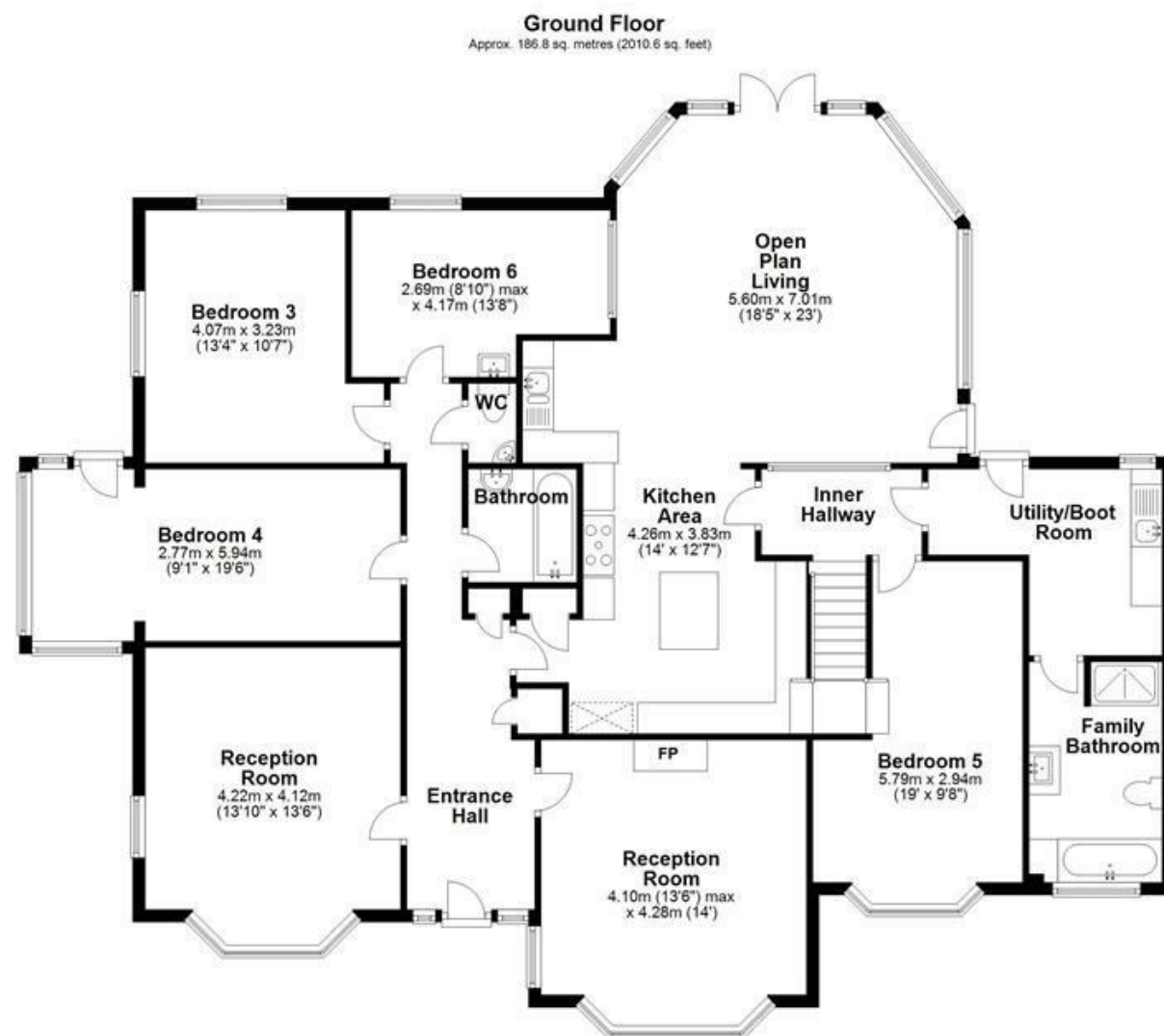
Asking Price
£715,000

A wonderful detached chalet style home offering in excess of 2000 sq. ft (186 sq. m) of living space with six double sized bedrooms and boasting a most enviable view over the beautiful Blackmore Vale countryside. The property enjoys a peaceful location, tucked away at the end of a long curving drive where there is generous parking and just a short stroll to the town's facilities. Stalbridge is one of Dorset's smallest towns and caters well for everyday essentials. there is an award winning supermarket that will deliver, family run butchers, newsagent and pharmacy. There is also a community library, highly rated primary school, public house and dentist surgery.

If you are looking for a spacious home to accommodate an existing or growing family or for multi-generational living, this home will certainly deliver and offers the perfect blend of comfort, convenience and potential. The hub of the household will surely be the fabulous open plan living space, which is ideal for family gatherings or entertaining friends and where many memories will be created. In addition, there are two large reception rooms that lend themselves to many possible usages - serving both adult and youngsters demands - and can be tailored to your own specific needs. And, with three bathrooms, there is no need for queuing!

Outside, there is plenty of parking, a garage with power and the enclosed rear garden provides a safe and private outdoor space for relaxation and play, as well as offering the chance to landscape to your own design.

This is a rare opportunity to purchase a home quite like this - with substantial inside accommodation and plenty of external space and being so close to amenities, yet taking in those stunning views over the countryside. Book a viewing now and discover all that this home can offer you.



Total area: approx. 250.8 sq. metres (2699.6 sq. feet)

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		65	71
EU Directive 2002/91/EC			

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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



The Property

Accommodation

Inside

The property is approached from the drive via a few gentle steps that lead up to the front door. This opens in to a bright and welcoming entrance with a wood block floor and doors leading off to all the main ground floor rooms. There are two generously sized reception rooms, offering flexible usage and both with bay windows that overlook the frontage and the Blackmore Vale countryside in the distance. One of the reception rooms also has a contemporary feature fireplace with Marble effect slip and hearth and gas fire with pebbles.

There is a fabulous open plan living space to the rear of the property with family/dining section and designated kitchen area. The kitchen is fitted with a range of oak units consisting of floor cupboards, tall larder cupboard with carousels and shelves, drawer units with cutlery and deep pan drawers and eye level cupboards with counter lighting. Central island with floor cupboards under. There is a generous amount of work surfaces with tiled splash backs and a one and half bowl sink and drainer with a swan neck mixer tap. There is space for a range style cooker and for an American style fridge/freezer. The kitchen area opens into a large conservatory, which is ideal as a family and dining room. There are windows overlooking the rear garden and double door opening to the garden plus further windows to the side and another door that opens to a paved part of the garden. The floor is laid to an attractive hard wearing wood effect laminate flooring.

From the kitchen there is a door that leads to an inner hall with stairs rising to the first floor, door to the utility/boot room and to a double bedroom, which has an outlook to the front. The utility is fitted with floor and eye level cupboards, work surface with part tiled walls and a sink and drainer with mixer tap. There is space and plumbing for a washing machine and other appliance. For easy cleaning the floor is tiled floor. From here there is a door to the rear and to the bathroom.

The bathroom is fitted with a stylish modern suite consisting of double size walk in shower cubicle with laminate panelled walls, low level WC, vanity wash hand basin with mirror fronted bathroom cabinet above and shaver socket to the side plus a deep double ended bath with freestanding mixer tap. The walls are partly tiled and the floor is laid to an attractive pattern tile.

Also on the ground floor are three more double bedrooms, one with a wash hand basin and one with its own private access to the rear garden. There is also a

cloakroom and another bathroom.

First Floor

There is a good size landing with flexible usage - potential for nursery or study and a window to the front, which has a fabulous views. There is access to the eaves and the combination boiler plus a door to a double bedroom and to the principal bedroom suite. The main bedroom boasts a dual outlook with window to the side and to the front with lovely views over roof tops to the Blackmore Vale countryside. There is a large walk in wardrobe with light, hanging rails and shelves and door to the en-suite bathroom.

Outside

Parking and Garage

A tarmacadam drive sweeps and curves up from the lane and provides generous parking and an easy turning circle. There is space for numerous cars or for storing a boat or caravan. There is also a large single garage with up and over door, light and power plus loft storage. The garage measures 5.44 mx 3.18 m/17'10" x 10'5".

Gardens

The frontage is laid to lawn and planted with a variety of shrubs and flowers. The rear garden enjoys a sunny aspect and is mostly laid to lawn and planted with eating and cooking apples and a Maple tree. There is a large slightly raised decked seating area with a summerhouse fitted with power. There is also a toy shed and garden shed plus a vegetable patch. The whole plot extends to just under a third of an acre.

Useful Information

Energy Efficiency Rating D
Council Tax Band E
uPVC Double Glazing
Gas Fired Central Heating from a Combination Boiler
Mains Drainage
Freehold

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 onto Ring Street. Just after the turning fro Dike's supermarket turn left into Grove Lane. Go straight over into the continuation of Grove Lane. The property will be found on the left hand side. Postcode DT10 2RD



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.