



**Connells**

Agemmon Thornhill Road  
Stalbridge Sturminster Newton



## Property Description

Stalbridge is a small town and civil parish in Dorset, England, situated in the Blackmore Vale area of North Dorset district, near the border with Somerset. The nearest towns are Sturminster Newton, 4 miles (6.4 km) south east, Sherborne, 6 miles (9.7 km) west, and Shaftesbury, 7 miles (11 km) north east. Stalbridge has its own independent supermarket, a primary school, dentist, optician and post office as well as many other services.

A three bedroom detached bungalow with lounge/diner, kitchen, conservatory. Outside there is a garden to the rear and two garages. A property not to be missed with a security alarm system and solar panels which are owned out right.

### Entrance Porch

Double glazed door to the front.

### Entrance Hall

Double glazed door to the porch, access to the loft, airing cupboard, telephone point and a Dimplex Quantum heater.

### Lounge

19' 11" x 14' max ( 6.07m x 4.27m max )

Double glazed window to the front, double glazed patio doors to the conservatory, Quantum heater and a telephone point.

### Kitchen

9' 4" x 9' 3" ( 2.84m x 2.82m )

Single glazed door to the conservatory, fitted kitchen with wall and base units, work surfaces, sink and drainer, integrated oven and hob and space for a fridge/freezer.

### Conservatory

18' 9" x 8' 11" max ( 5.71m x 2.72m max )

Double glazed windows to the side and rear, double glazed french doors to the rear, under floor heating and a television aerial socket.

### Bedroom One

13' 8" x 9' 4" ( 4.17m x 2.84m )

Double glazed window to the rear, built in wardrobe and a Quantum heater.

### Bedroom Two

11' 5" x 10' 4" ( 3.48m x 3.15m )

Double glazed window to the front, Quantum heater and a built in wardrobe.

### Bedroom Three

13' 9" x 10' 6" max ( 4.19m x 3.20m max )

Two double glazed windows to the front, Quantum heater and a telephone point.

### Bathroom

8' 10" x 5' 6" ( 2.69m x 1.68m )

Two double glazed windows to the rear, bath with mixer taps and a shower over, WC, wash hand basin, heated towel rail and an extractor fan.

### Rear Garden

Gate to the side, astro turf area, plum tree, flower beds, timber summer house and an outside tap.

### Garage One

19' 9" max x 10' 11" max ( 6.02m max x 3.33m max )

Electric up and over door, power and lighting.

### Garage Two

22' 3" max x 12' max ( 6.78m max x 3.66m max )

Up and over door, power and lighting.

### Agents Note

It is our understanding that this property is a Woolaway bungalow and classed as a non traditionally built property from the company of W.Woolaway & Sons Limited.

### Solar Panels

16 solar panels on a feeding tariff which are fully owned.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/SHR305754](http://connells.co.uk/Property/SHR305754)**



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