



**CHAFFERS**  
ESTATE AGENTS



## Church Hill

Stalbridge, Sturminster Newton, DT10 2LR

**\*CALLING FIRST-TIME BUYERS\*** Nestled within the picturesque village of Stalbridge, open plan living with **WOOD BURNER**, Cottage style garden, **CONSERVATORY** and modern features adorned by a charming characterful exterior.

**Asking Price £260,000 Freehold**

**Council Tax Band: B**

# Church Hill

Stalbridge, Sturminster Newton, DT10 2LR



- Ideal First Home/Investment/Bolt-Hole
- Charming Village
- Train Links to London 3.5Miles away
- Nearby Parking
- Outbuildings
- Views to the rear
- Characterful Cottage
- Conservatory

## Description

Nestled within the picturesque village of Stalbridge with views over the Blackmore Vale in the rear and St. Mary's Church out the front, this enchanting cottage exudes character and warmth, offering a spacious ideal proposition for taking your first step onto the property ladder. With parking freely available in the Church car park directly opposite!

Upon entering, one is immediately struck by the abundance of natural light that floods the interior of the open-plan living on the ground floor. Adorned with charming details characteristic of its Victorian heritage, the cottage provides a delightful blend of traditional charm from exposed beams and contemporary comfort including a wood burner. The cottage has undergone a series of enhancements over the years, including

the installation of a conservatory for additional living space. Updates such as new double glazing and a modern shower room add to the appeal, ensuring a comfortable home for many happy years.

The first floor offers three generous bedrooms, the master of which offers ample built in storage. Two of the rear bedrooms offer lovely countryside views while the front bedroom offers a peaceful view of the Church.

Conveniently situated for nearby parking and just a short stroll from the heart of Stalbridge, residents enjoy easy access to a wealth of amenities, including an award-winning supermarket, family-run butcher, and a host of other essential services.

## Location

Stalbridge is a sought-after small country town in the heart of the lovely Blackmore Vale and provides excellent amenities including a supermarket and a variety of other shops, dentist surgery, primary school, churches, inns, library, garages, and daily bus services. Main line station at Templecombe 3 miles (Waterloo/Exeter), Sturminster Newton 6 miles, Sherborne 7, Shaftesbury, and Yeovil 12 miles.

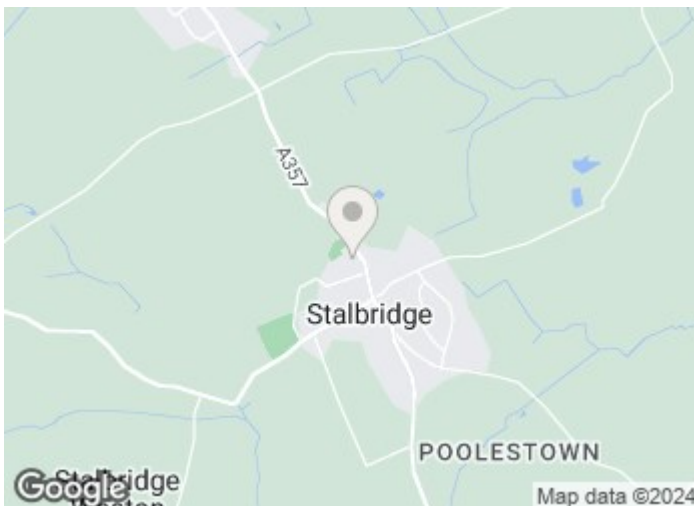
## Additional Information

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: C

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C



## Directions

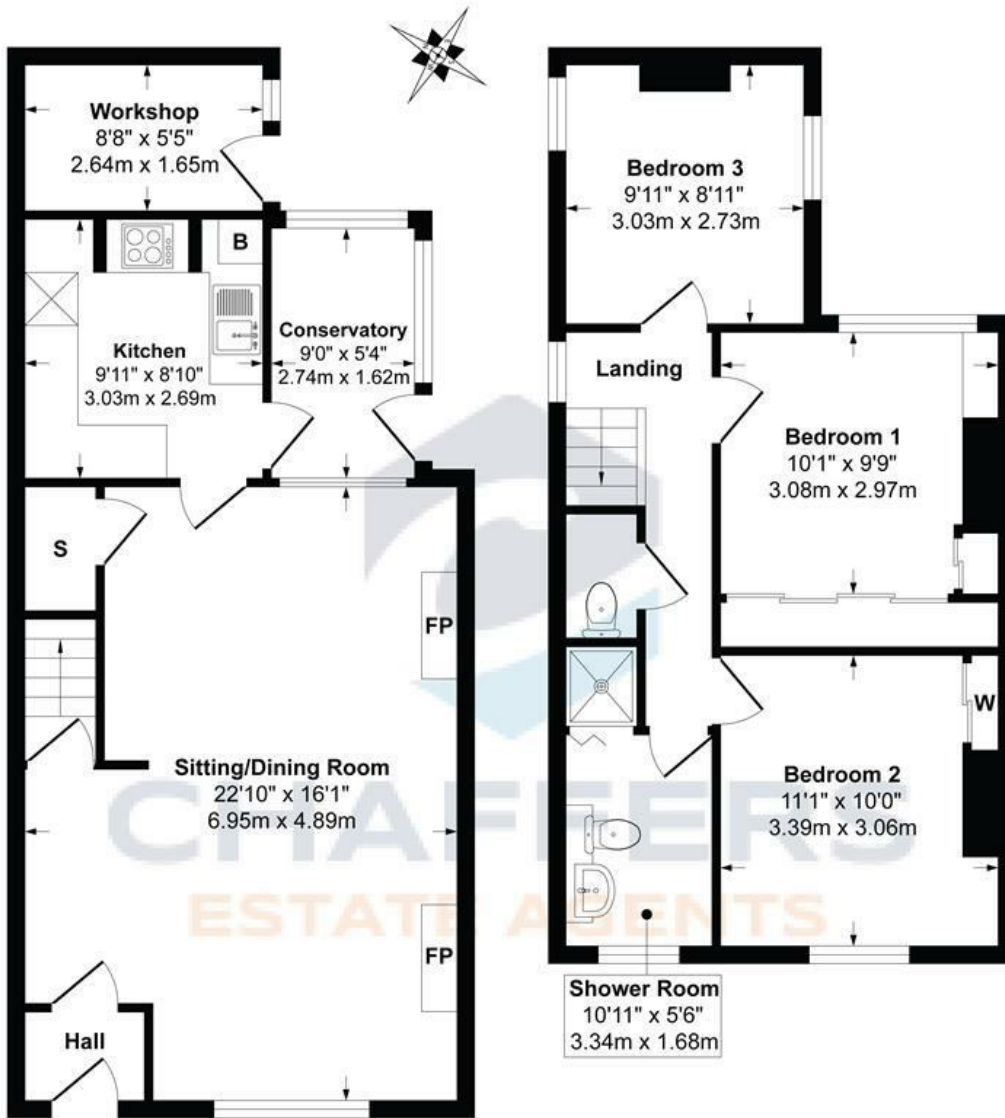
Property address: Church View, Stalbridge, DT10 2LR  
Upon entering Stalbridge from Henstridge, the property will be located on the Left Hand Side, opposite St. Mary's Church. We would advise parking in the church car park and crossing the road to the property.





# Floor Plan

## Church Hill Stalbridge, Sturminster Newton, Dorset, DT10



**Ground Floor**  
**Approximate Floor Area**  
**558 sq. ft**  
**(51.88 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**450 sq. ft**  
**(41.82 sq. m)**

**Approximate Gross Internal Floor Area 1,008 sq. ft / 93.70 sq. m**

© CHAFFERS 2024. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, doors and windows are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only as defined by the RICS Code of Measuring Practice, and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property as quoted on this plan.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	69	
(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	