



**CHAFFERS**  
ESTATE AGENTS



## 30 High Street

Stalbridge, Sturminster Newton, DT10 2LH

This Tardis like home offering over 2000ft with garage and parking! Short walk of local amenities and hiding a spectacular amount of space in the rear with a beautiful cottage style garden.

**Asking Price £460,000 Freehold**

Council Tax Band: C



# 30 High Street

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- Garage and Parking
- Four Bedrooms
- Two Reception Rooms
- Generous rear garden
- Outbuildings
- Double Fronted
- Attractive stone frontage
- Walking distance to amenities

## Description

This deceptively spacious double-fronted home is presented to the market in the popular town of Stalbridge, offering a surprising 2000Sq ft, much of this home is located within the rear, it simply must be appreciated in person to fully understand the layout.

Upon entering the home, an entrance foyer offers somewhere to pop off the raincoat and mucky boots before stepping into a double-fronted sitting room featuring an impressive fireplace, stairs to the first floor, and a doorway to the dining room.

The dining room offers patio doors to the rear garden and a further doorway to the kitchen with ample cupboards and space for appliances. Past the kitchen is a cloakroom, a utility with a further study/fourth bedroom in the rear.

The first floor offers three generous bedrooms serviced by a family bathroom.

A surprisingly spacious and private cottage-style garden with many 'moments' in which to enjoy this sanctioned retreat, and way back in the rear of this property we have access to the garage and parking beyond.

## 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, doctor's and dentist's surgeries, 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 12 and Yeovil 12 miles.



## Directions

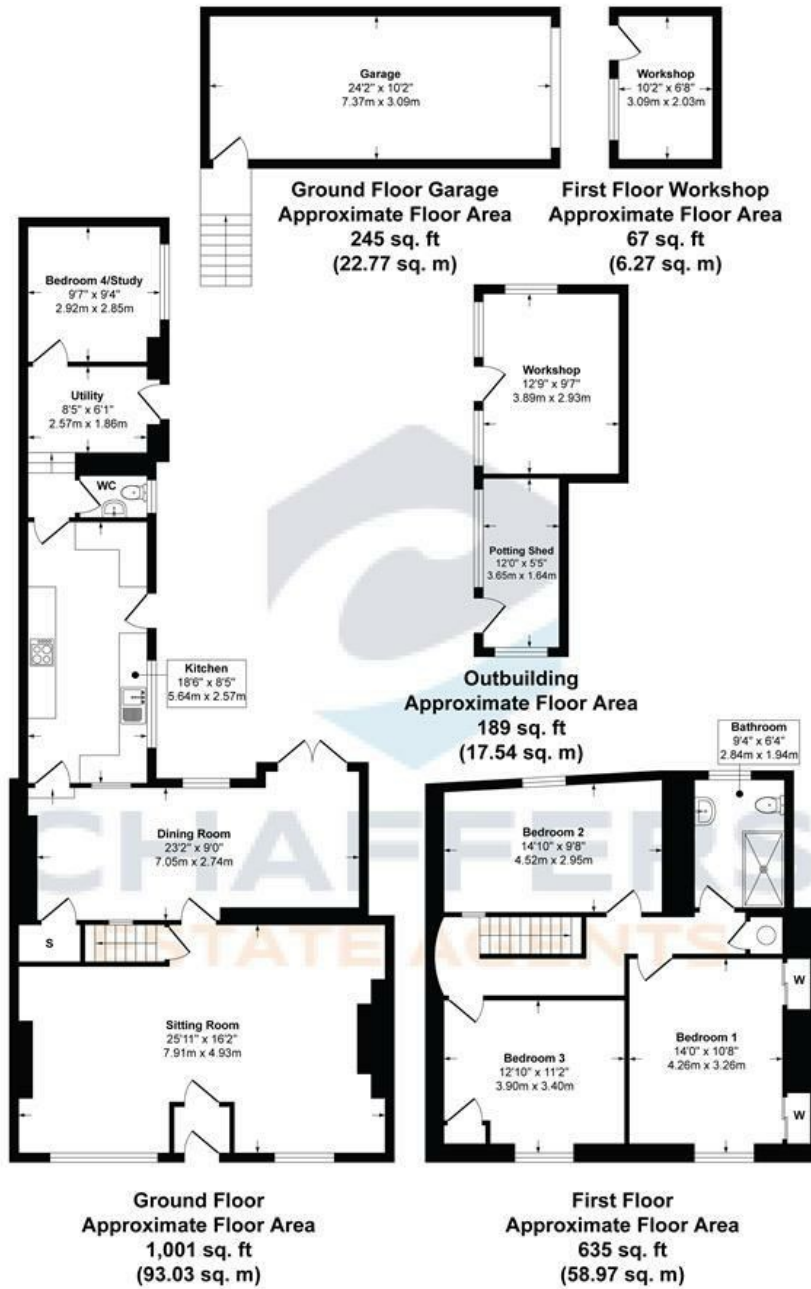
30, High Street Stalbridge, Sturminster Newton, DT10 2LH. We would suggest that viewers park in Dykes car park and walk down the High Street in the direction of Henstridge, the property will be located on the left hand side.





# Floor Plan

## High Street Stalbridge, Sturminster Newton, Dorset, DT10



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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		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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