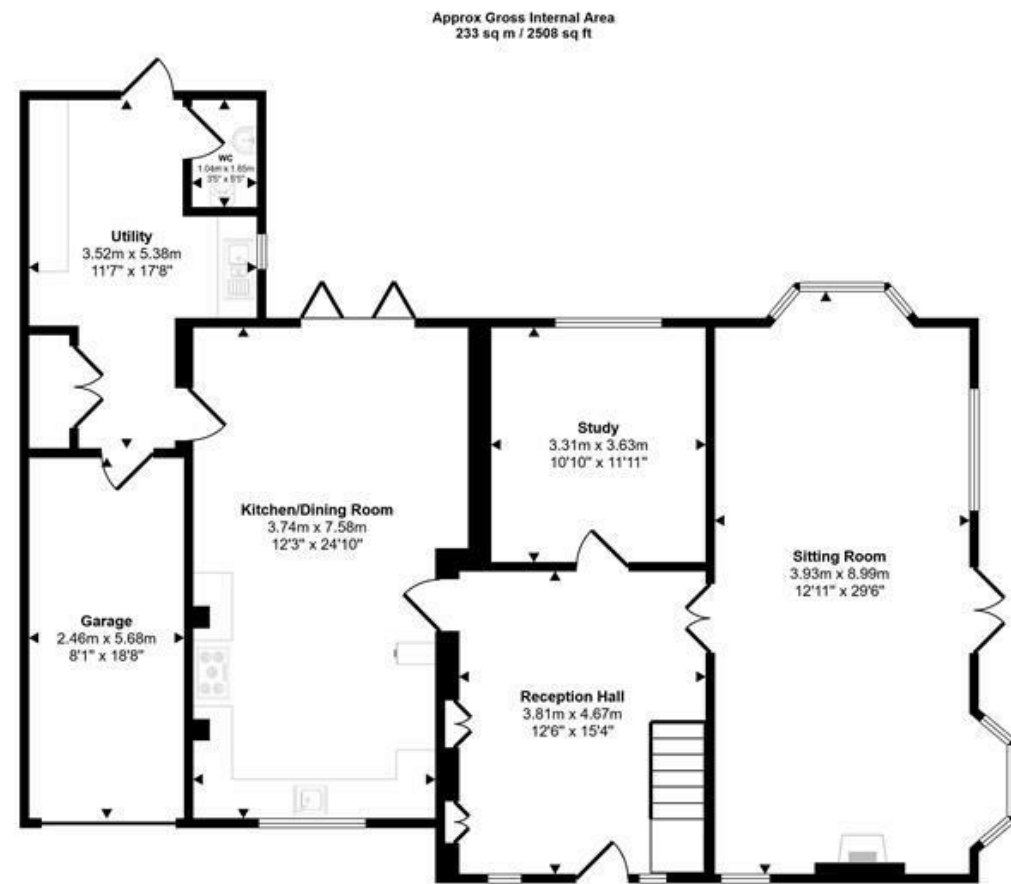
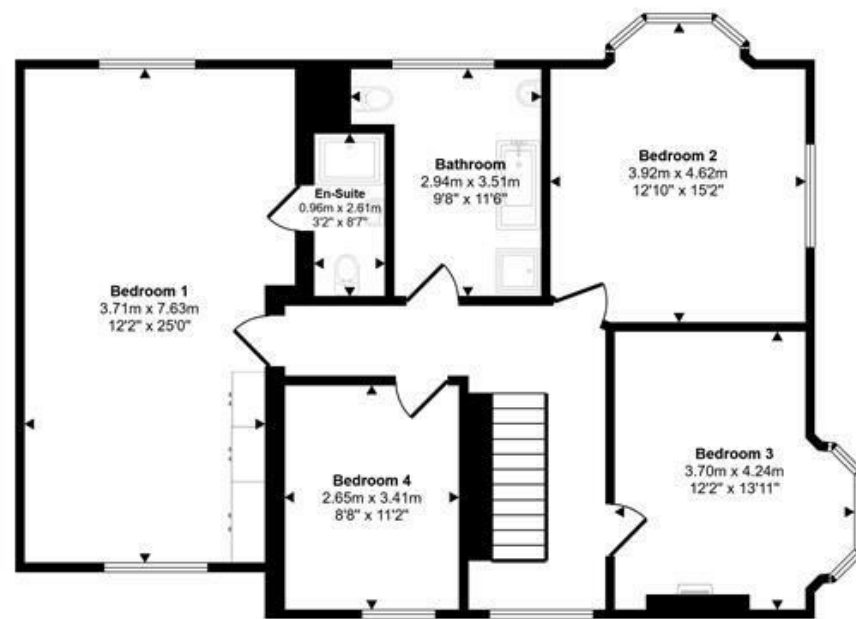




Ground Floor
Approx 133 sq m / 1428 sq ft



First Floor
Approx 100 sq m / 1080 sq ft

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.

1 Market House
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Sturminster Newton
Dorset
DT10 1AS

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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	



Park Grove Stalbridge

Asking Price
£725,000

A wonderful chance to purchase a substantial detached family home, sitting in grounds of a fifth of an acre and offering over 2500 sq. ft (233 sq. m) of accommodation with four generously sized double bedrooms, some countryside views and boasting a peaceful location where town and country merge. The property lies within the conservation area of the town, opposite parkland and is within an easy walk of all the town's amenities, which include an award winning supermarket, family run butchers, post office, dentist surgery and a well rated primary school. There is also a community run library, public house and various takeaway restaurants.

The original house dates to the 1920s and in recent years has been sympathetically extended and completely refurbished - perfectly and flawlessly blending original features with modern day upgrades - to provide a contemporary house that you will be proud to call your home. This stunning home offers a unique living experience and is ideal for an existing or growing family who enjoy both exceptional inside and outside space.

Once inside, the accommodation can be tailored to your own personal needs. The large sitting room has enough room to host family gatherings and entertain friends and the fireplace add to the warmth and charm. There is further reception room that lends itself as a study, play room or formal dining room, and there is a spacious and welcoming reception hall. The large kitchen/dining room is fitted with plenty of cupboards and provides a perfect space for social interaction where the chef can still be part of the conversation. The property is immaculately presented, which means you can simply add your furniture and personal touches to make it your own.

Outside, the large garden provides a peaceful haven to relax and unwind with the option to create your own landscaping and there is plenty of off road parking. Viewing is essential to fully appreciate all that this home has to offer.



The Property

Accommodation

Inside

Ground Floor

The property is approached from the drive to a storm porch where an original style door opens into spacious and welcoming reception hall with stairs rising to the first floor and oak doors to the kitchen/dining room, study and double doors to the sitting room. There are two built in storage cupboards and solid oak flooring. The spacious sitting room boasts a triple outlook with feature obscured glazed arch window to the front elevation, bay windows to the rear and side plus double doors opening to the paved seating area to the side. There is a brick fireplace with multi-fuel burner and solid oak flooring. The study offers a multi-functional space that can be tailored to your own needs - a great formal dining room, play room or study or even a fifth bedroom. It overlooks the rear garden and has solid oak flooring.

The large open plan kitchen/dining/family room provides a sociable place for family and friends. The kitchen area is fitted with a range of country style units with brass handles consisting of floor cupboards with drawers, tall slim larder cupboard and pull out tin cupboard plus eye level cupboards. There is a good amount of wood work surfaces with matching upstand and inset Butler style sink with a mixer tap. There is an American style fridge/freezer and dual fuel range style cooker housed in a feature chimney. The floor is laid to limestone tiles. The dining area benefits from built in storage cupboards and shelves, tri-folding doors to the rear seating area and solid oak flooring. A door opens to the utility room.

The utility is fitted with floor cupboards, wood work surfaces and stainless steel sink. There is a double sized cupboard housing the boiler and hot water cylinder. There is a window to the side and door to the rear garden as well as a door to the garage. The floor is tiled for practicality and ideal for mucky boots, children and pets. The cloakroom is ideally located by the back door and fitted with a WC and wash hand basin.

First Floor

Stairs rise to a part galleried landing with a deep silled window to the front, access to the loft space and original style high level panelled oak doors with original style handles to the bedrooms and bathroom. The bathroom is fitted with a stylish contemporary suite consisting of low level WC, pedestal wash hand basin, double ended roll top bath with claw feet and central mixer tap with an old fashioned telephone style shower attachment plus a separate shower cubicle with main shower and monsoon shower head. The walls are

finished in part wood panelling and the floor is laid to solid wood.

All four bedrooms are double sized - the principal bedroom enjoys a double outlook with some country views in the distance and has built in wardrobes and drawers plus the benefit of an en-suite shower room. Bedroom two has a wonderful bay window to the rear and window to the side overlooking the main garden and also has some rural views. The third bedroom has an outlook over the main garden to the side and an original Victorian style fireplace. Bedroom four is currently used as an office and looks out over the frontage to the town's park.

Outside

Parking and Garage

The property is approached from the road onto a drive laid to stone chippings and with space to park three to four cars. The garage has double doors, and is fitted with light and power plus wall shelves. A door opens into the utility room.

Gardens

There are wrought iron gates to the either side of the house leading to the rear and side. To the back of the house there is a paved seating area with a water tap plus a timber garden shed. The main body of the garden lies to the side of the property and is laid to lawn with a paved area outside of the sitting room. The L shaped garden is of a good size, planted with a variety of trees and shrubs and is enclosed in part by old stone walling and timber fencing and boasts a sunny and private aspect.

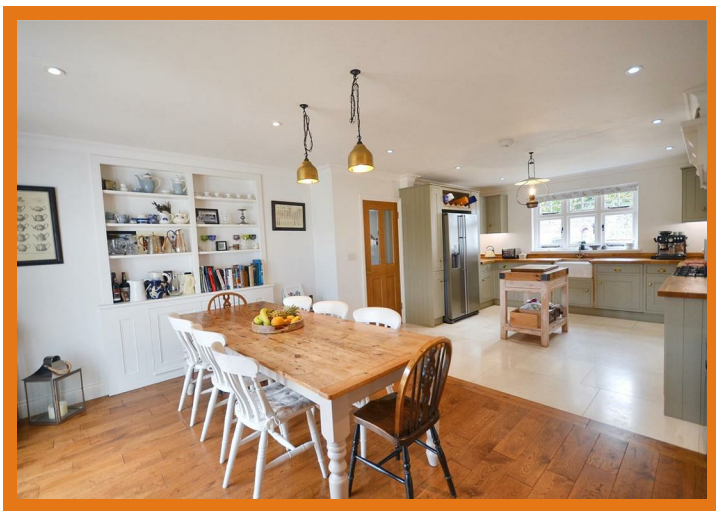
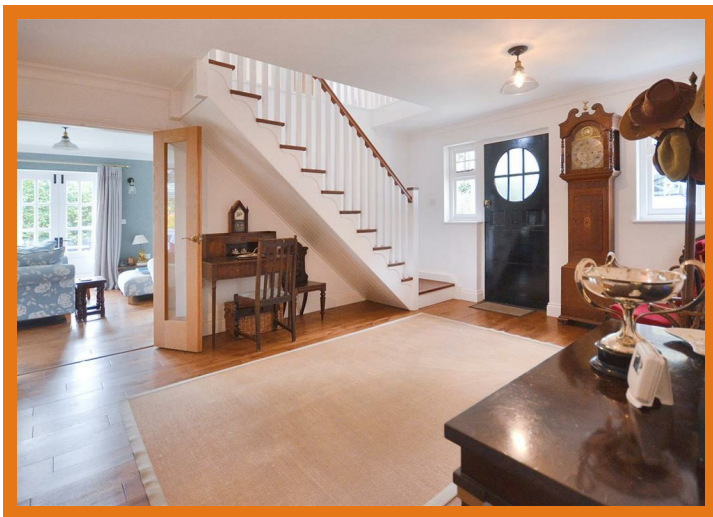
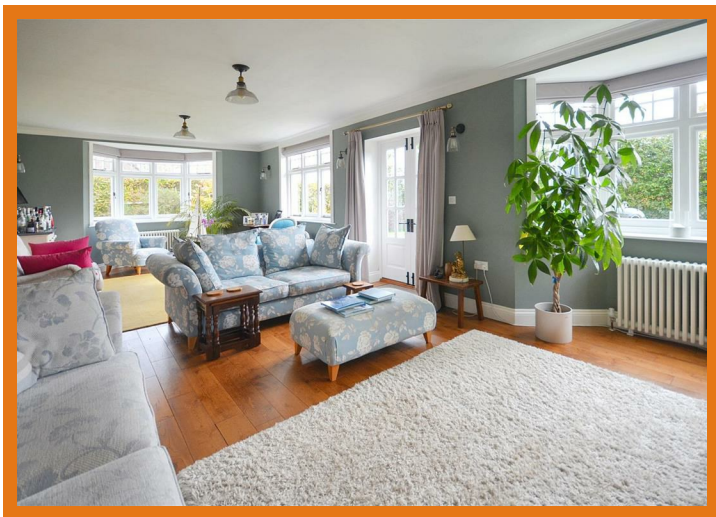
Useful Information

Energy Efficiency Rating C
Council Tax Band D
Sustainable Wood Framed mixed style glazing
Gas Fired Central Heating
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 the town go through the single lane and turn left into Barrow Hill. Turn right into Park Grove and the property will be found immediately on the right hand side. Postcode DT10 2RA.



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.