

# ONE BED ANNEX





# Bakers Field, Stalbridge

**\*One Bedroom Annexe\*** A rare and remarkable opportunity to own this beautifully designed, exquisitely presented, unique modern detached home, offering the perfect blend of luxury, space, and versatility. Tucked away, but ideally positioned just moments from the town centre, yet backing onto open fields, this home provides the best of both worlds—convenience and tranquillity.

Step inside and discover 2,529 sq. ft. of impeccably styled living space. The home features three spacious double bedrooms, each with private en-suite facilities, ensuring comfort and privacy. The self-contained one-bedroom annexe offers incredible flexibility—ideal for guests, extended family, or even as a rental opportunity.

Designed for modern living, this home boasts a spacious and elegant sitting room, perfect for entertaining or relaxing plus a study. The stunning contemporary kitchen is a true showstopper, complete with luxurious granite work surfaces, sleek finishes, and a layout that's both stylish and functional.

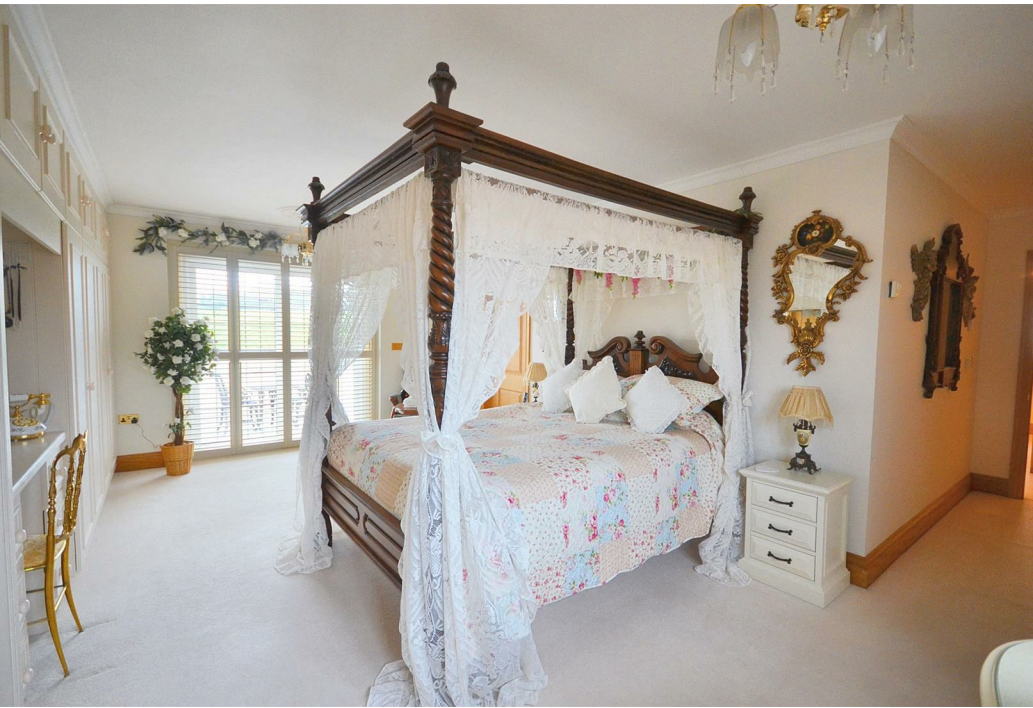
Upstairs, the impressive main bedroom opens onto a private balcony, where you can take in delightful views of the beautifully landscaped garden and the rolling fields beyond—a serene escape from the everyday.

With generous parking, a prime location close to local amenities, and a setting that offers peace, privacy, and wonderful scenery, this exceptional home is a must-see.

Don't miss out on this one-of-a-kind opportunity—schedule your viewing today!









## The Property

### The Accommodation

#### Inside

##### Ground Floor

The front door opens into a generously sized and welcoming reception hall with an attractive and practical tiled floor. Double doors from the hall open to the sitting room, which enjoys a double outlook with windows to the side and double doors leading out to a paved seating area. There is a feature fireplace and plenty of room for a large dining table and chairs, if required.

The large kitchen also boasts a double outlook and is fitted with a range of stylish Shaker style soft closing units consisting of floor cupboards, cutlery and pan drawers, pull out larder racks and eye level cupboards and cabinets plus a plate rack and counter lighting beneath. There is a generous amount of granite work surfaces with matching window sills and a tiled splash back plus a double sink and drainer with a swan neck mixer tap. The central island has storage beneath, granite top and breakfast area. The integrated appliances consist of a dishwasher, fridge/freezer, separate freezer, single oven and two side by side ovens with an induction hob and extractor hood above. There is space and plumbing for a washing machine. For appearance and practicality, the floor is tiled. From the kitchen there is access to the drive and the annexe.

There is a further room that lends itself to a variety of purposes - formal dining room or ground floor double bedroom with an en-suite wet room. In addition, there is a study/bedroom and cloakroom with access to a good sized understairs cupboard.

##### First Floor

From the galleried landing there is access to a large store room that could easily be converted to a hobbies room, plus two double bedrooms, both with built in wardrobes and en-suite facilities. The main bedroom has double doors leading out to the balcony, which enjoys a splendid rural outlook.

#### The Annexe

The Annexe offers well proportioned self contained accommodation with a good sized kitchen that is fitted with plenty of units, work surfaces and space for appliances. From the kitchen double doors open to a spacious and bright sitting/dining room with a window overlooking the rear garden and a doors out to the side paved seating area. Also from the kitchen there is access to a large double bedroom, which has an en-suite bathroom.

#### Outside

##### Parking and Garden

There is a generously sized drive with ample parking for multiple vehicles or for storing a caravan, boat or motor home. There is access to the rear garden from both sides of the property. From the paved seating area there are step rising to another seating area and the summer house. The rest of the garden has been attractively landscaped with lawn and beds planted with shrubs and trees.

#### The Location

##### Stalbridge

The property is located in the popular Dorset town of Stalbridge, which is reputed to be the county's smallest town, steeped in history and dating back to Saxon times with a 15th Century Church and Market Cross. The town has an approximate population of 2500 and caters well for everyday needs with an award winning supermarket, family run butchers, post office and community run library. There is also a primary school with excellent

OFSTED report, dental surgery and public house as well as a variety of takeaway shops. Further facilities are available at Sturminster Newton 4 miles to the East and Sherborne and Shaftesbury both within 7 miles. The town is close to excellent communication links with the A30 and A303 within easy reach and just 3 miles from the mainline train station at Templecombe, serving London, Waterloo and the West Country.

#### Useful Information

Energy Efficiency Rating B

Council Tax Band F

uPVC Double Glazing with a Leaded Light Bar

Gas Fired Central Heating with underfloor heating throughout

Mains Drainage

Freehold

Wholly owned Solar Panels providing a tariff and reducing energy costs

#### Directions

##### From Sturminster Newton

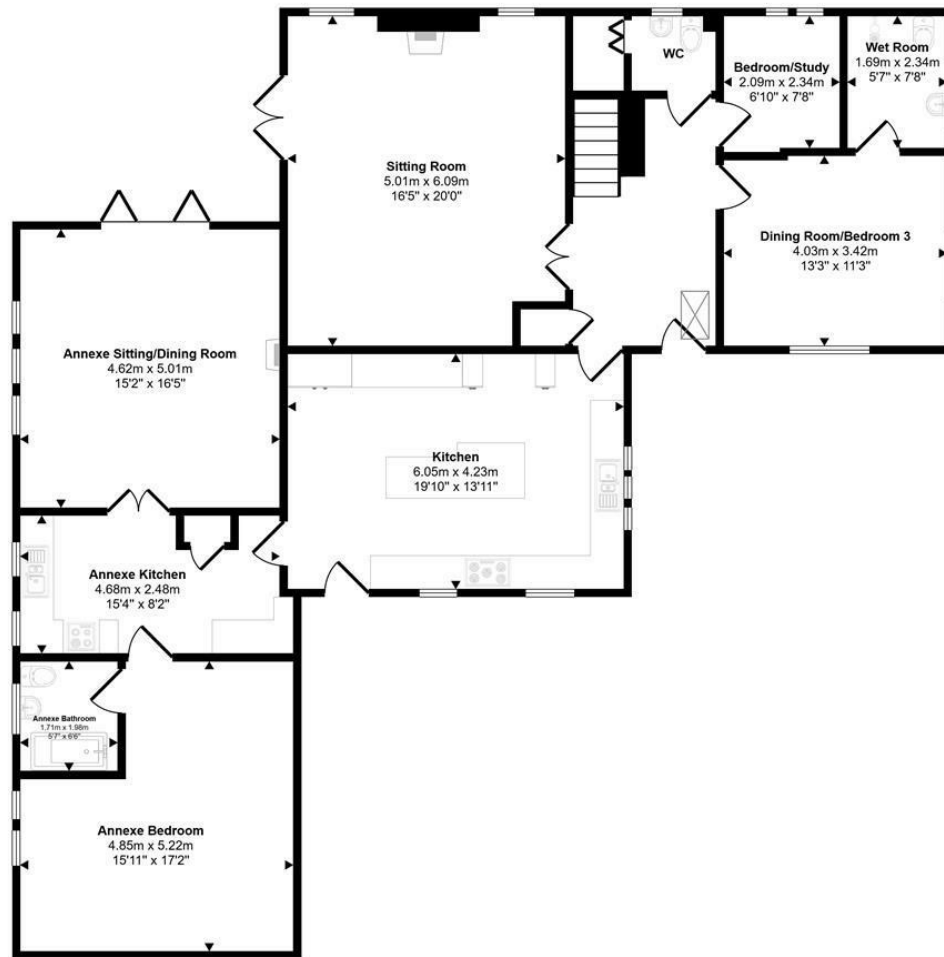
Leave Sturminster via Bridge Street at the traffic lights go over the bridge and turn right onto the A357. Continue on this road for approximately 5 miles turning left where Stalbridge is signposted. Go past the turning for Dike's and bear left and left again. A short distance on the left is Bakers Field. Follow this road round to the right where the drive to the house will be found on the right hand side tucked away. Postcode DT10 2FB



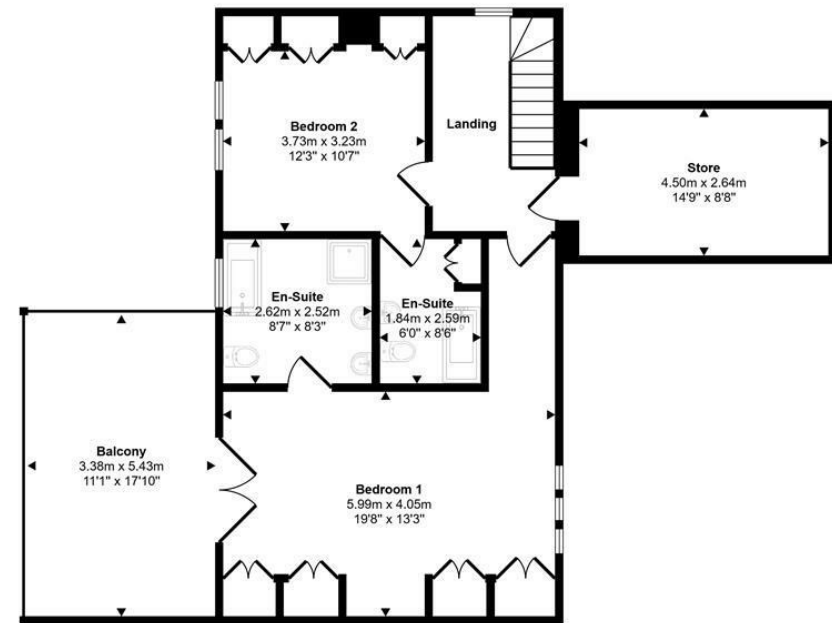




Approx Gross Internal Area  
235 sq m / 2529 sq ft



Ground Floor  
Approx 159 sq m / 1713 sq ft



First Floor  
Approx 76 sq m / 815 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.

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