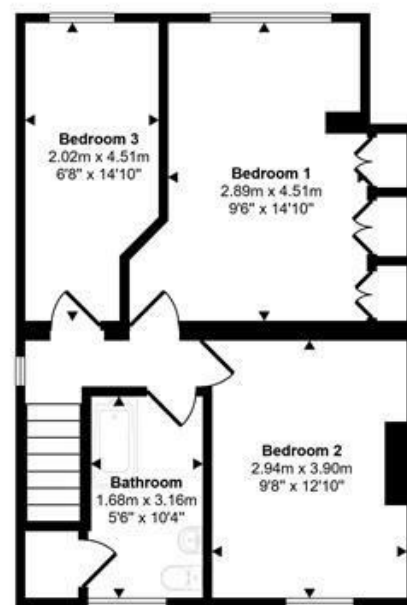




Ground Floor
Approx 66 sq m / 707 sq ft



First Floor
Approx 49 sq m / 523 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
Market Place
Sturminster Newton
Dorset
DT10 1AS**

**t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk**

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	



**Main Street
Shroton**

**Asking Price
£450,000**

Spacious Victorian Home with Stunning Countryside Views – Perfect for Families or a Peaceful Village Life

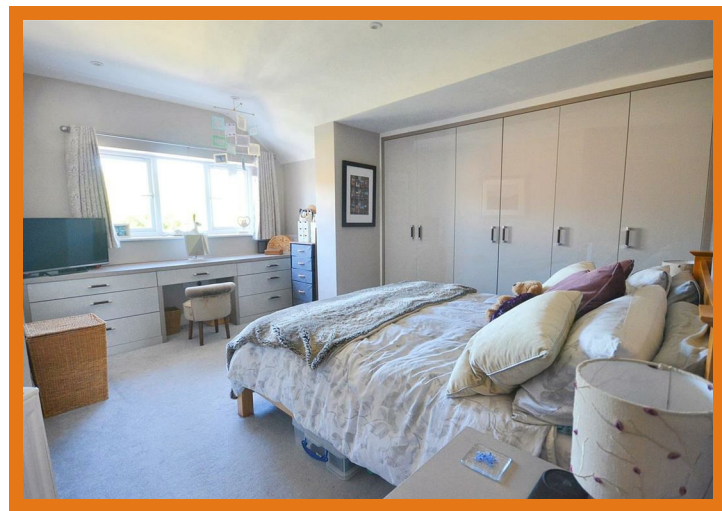
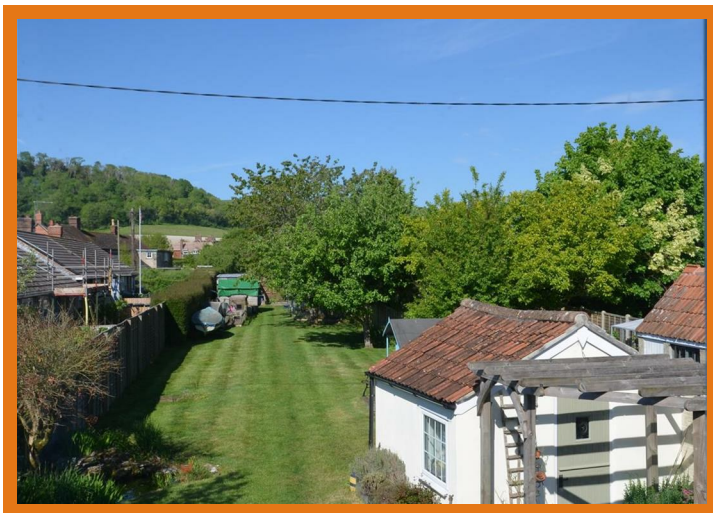
Set in a sought-after village with fabulous views across open countryside and the iconic Hambledon Hill, this handsome semi-detached Victorian home—dating from the 1880s—offers the perfect balance of character, comfort, and lifestyle. Whether you're raising a family who loves the outdoors or downsizing to a quieter pace of life, this property delivers space, charm, and flexibility in equal measure.

Inside, the home boasts three generously sized bedrooms, a stylish upstairs bathroom, and a convenient ground floor shower room - perfect for busy family life or visiting guests. At the heart of the house is a spacious, contemporary open-plan kitchen and living area, complete with ample cupboard space, solid wood worktops, built-in appliances, and double doors that spill out onto the garden, making it ideal for both relaxed indoor-outdoor living and entertaining.

A separate sitting room offers a cosy retreat, complete with a wood-burning stove—perfect for quiet evenings or winter gatherings. There's also a utility room providing practical space for laundry and storage.

Outside, there is a large established rear garden that provides plenty of room for children to play, pets to roam, and green fingers to flourish. In addition to two garages and off-road parking, the property benefits from a shed and a versatile outbuilding, ideal for use as a home office, hobby room, or workshop—a huge bonus for remote workers or creative souls seeking dedicated space.

This is a home made for living—indoors and out. With direct access to scenic walks, a friendly village atmosphere, and room to grow or slow down, it's ready to welcome its next chapter.



The Property

Accommodation

Inside

Ground Floor

At the front of the house there is a useful porch with space for coats, boots and shoes a further door opens into a welcoming entrance hall with stairs rising to the first floor and doors leading off to the shower room, open plan living space and to the sitting room. For practicality and appearance, the floor is laid in a slate effect vinyl. The generously sized sitting room enjoys plenty of natural light and has an outlook over the frontage. There is a brick fireplace with a wood burner and wood style flooring that adds extra warmth to the room.

The hub of the household is the spacious open plan living space to the rear of the property, which benefits from double doors with full height windows to either side that allows natural light to flood the interior. You will find ample room for a large table and chairs, as well as settees and armchairs - this is great family or entertaining space. The kitchen area is fitted with a range of stylish modern soft closing units, consisting of floor cupboards, larger cupboard with carousel racks, another pull out larger cupboard, pull out spice rack, separate drawer unit with cutlery and deep pan drawers and eye level cupboards and plate rack. There is floor and counter lighting. You will find a generous amount of wood work surfaces with

a tiled splash back and inset sink with swan neck aerator mixer tap. There is also a water softener, located beneath the stairs. The integrated appliances consist of a dishwasher, electric oven and a combination microwave plus space for an American style fridge/freezer. The floor is laid in an attractive and practical slate effect vinyl with underfloor heating.

A door from the kitchen opens to the utility room with door to the rear garden, Butler sink, storage cupboards and space for appliances. Also on the ground floor is a shower room that is fitted with a modern suite.

First Floor

On this floor you will find three bedrooms - two are double sized and there is a generously sized single bedroom. Bedrooms one and three enjoy an outlook over the garden to the field and hills beyond. The bathroom is fitted in a stylish contemporary suite consisting of wall hung vanity wash hand basin, wall hung WC with concealed cistern and a bath with mains shower over. There is also a cupboard housing the boiler. The floor is laid in an attractive ceramic wood effect tile.

Outside

Garages and Parking

These are located from at the end of the rear garden and are accessed from Fairfield Road. There is parking for three cars on the drive as well as the garages. There is a single garage

with up an over door plus a large garage/workshop with double opening doors and benefits from light and power plus a door to the garden. It measures 7.16m x 3.48m/23'6" x 11'5".

Garden

The large rear garden is mostly laid to lawn with a paved area immediately to the back of the house. There is wildlife pond and beds planted with a variety of flower and shrubs as well as trees throughout the garden and a dedicated vegetable patch. There are sheds plus a purpose brick built outhouse that makes a great work from home space or hobbies room. At the front of the property there is a gated off area for bins to be hidden away.

Useful Information

Energy Efficiency Rating tba
Council Tax Band D
uPVC Double Glazing
Electric Heating via Radiators - underfloor in the open plan living space
Mains Drainage
Freehold

Directions

Postcode - DT11 8QD
What3words - treetop.desire.grasp

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.