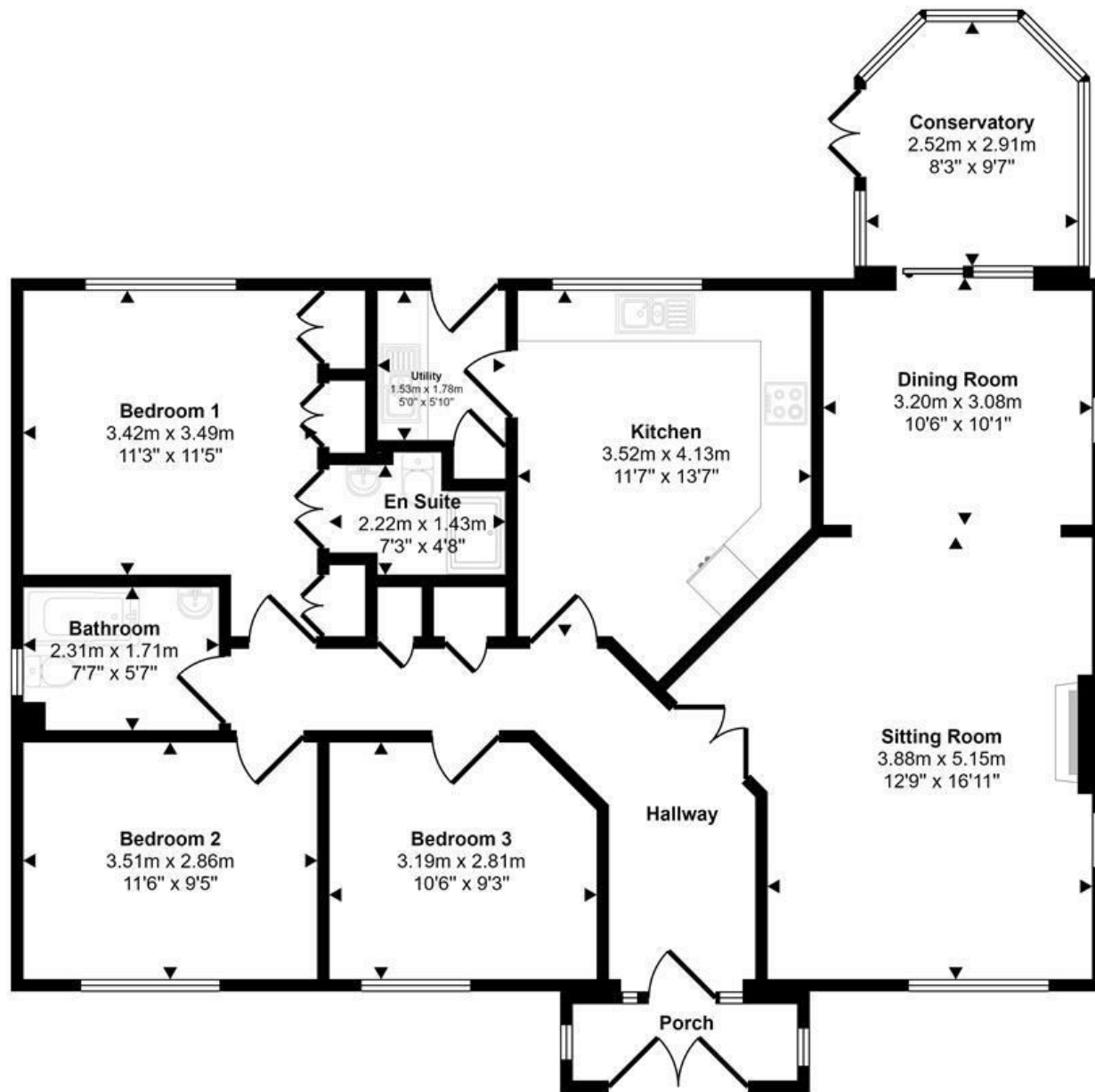


Approx Gross Internal Area
117 sq m / 1256 sq ft



Floorplan

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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 71 | 83 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Larks Meadow Stalbridge

Guide Price
£440,000

Enjoying a peaceful position at the end of a private drive serving just four individual bungalows, this attractive three-bedroom detached home offers a rare combination of privacy, practicality and generous single-storey living, all within comfortable reach of Stalbridge's town centre amenities.

The property presents a well-balanced and thoughtfully arranged layout, designed to provide both clearly defined living areas and a natural flow between spaces. The principal reception rooms are well proportioned and enjoy a pleasant outlook over the gardens, creating a bright and welcoming atmosphere throughout. Particular emphasis is placed on light, with large windows and a conservatory that extends the living space further, offering an ideal setting to relax while enjoying views of the garden in all seasons.

The bungalow has been well maintained and offers a comfortable, ready-to-move-into interior, while still providing scope for a new owner to personalise over time if desired. Generous bedroom accommodation, practical storage solutions and en suite facilities to the main bedroom all contribute to the home's overall sense of ease and functionality.

Outside, the gardens provide a private and attractive setting, enhanced by the charming addition of a small stream along the boundary. Ample parking and a garage add further convenience, making this a property that is equally suited to those looking to downsize, retire in comfort, or simply enjoy well-planned living on one level within a friendly and established residential setting.

Whether you're winding down or starting fresh, this unique home offers the best of both worlds: modern comfort in a setting that feels a world away.



Accommodation

Inside

A central hallway provides access to all principal rooms and includes a useful built-in storage cupboard.

The sitting room is a comfortable and well-sized space, opening through to the dining room to create a flexible arrangement suited to both everyday living and entertaining. From the dining room, doors lead into the conservatory, which enjoys pleasant views over the rear garden and benefits from fitted roof blinds, making it a bright yet adaptable additional reception area throughout the seasons.

The modern kitchen offers generous work surface space with counter lighting beneath, and an outlook over the rear garden. Fitted with contemporary units, it includes an eye-level electric double oven, gas hob with extractor above, and ample storage, creating a practical and well-appointed cooking space. There are three generously sized bedrooms. The main bedroom benefits from built-in wardrobes and

its own en suite shower room.

Bedrooms two and three are both well-proportioned and served by the family bathroom.

Outside

The property is approached via a private drive serving just four bungalows, enhancing both privacy and exclusivity. The front garden is mainly laid to lawn with a small number of ornamental trees and a central pathway leading to the porch. Side access leads to the rear garden.

The rear garden is attractively arranged with a central lawn, paved seating area and well-stocked flower beds, along with mature trees providing interest and privacy. A small stream runs discreetly along the edge of the plot, adding a charming natural feature. The garden is fully enclosed for privacy and security and includes a shed, discreet bin store and full boundary fencing.

A garage measuring approximately 5.26m x 2.49m (17'3" x 8'2") is positioned nearby, together with off-street parking for three vehicles.

Useful Information

Energy Efficiency Rating C

Council Tax Band E

uPVC Double Glazing - all external fascias, soffits, frames and windows maintenance free uPVC

Gas Fired Central Heating - A new energy saving boiler has recently been installed that has helped reduce bills.

Mains Drainage

Freehold

Location and Directions

Stalbridge is Dorset's smallest town, offering a welcoming community atmosphere alongside a range of everyday amenities including independent shops, a supermarket, café, public house, primary school and healthcare facilities. Surrounded by attractive countryside, the town provides easy access to scenic walking routes and nearby market towns such as Sherborne and Shaftesbury, making it a convenient yet characterful place to live.

Postcode - DT10 2LF

What3words - hunt.boats.lousy

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.