

Ground Floor  
Approx 58 sq m / 621 sq ft



First Floor  
Approx 28 sq m / 305 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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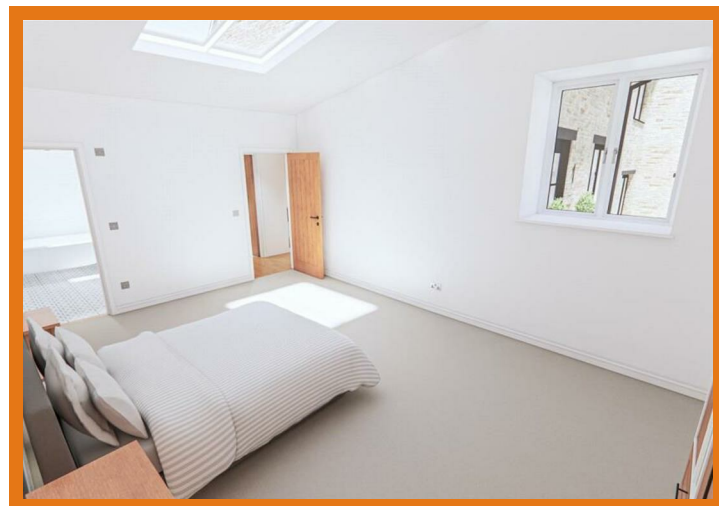
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



Church Hill  
Stalbridge

Asking Price  
£375,000

A rare opportunity to purchase an extraordinary and visionary home, which offers flexible and spacious internal accommodation that is arranged over split levels and provides two double bedrooms plus a sun terrace to the front. The property forms part of a small select development of just seven other properties that have been newly built using the original stone from the former agricultural buildings enabling it to merge and harmonise sympathetically with the surroundings. The development lies towards the fringe of one of Dorset's smallest towns, sitting at the foot of the church of St Mary and boasts some spectacular views over Dorset's beautiful Blackmore Vale countryside. This captivating property has been meticulously designed to combine contemporary living at its finest with vaulted spaces and bespoke oak staircases that lead one through the intriguing layout without giving too much of the surprise away. The property has been completed to an exacting standard using high quality fixtures and fittings, which include hand built solid ash kitchen units with granite work surfaces and Bosch appliances, solid oak doors and oak flooring plus carpeting to the bedrooms as well as bathroom and shower room suites by Burlington and tiling to the floors. The property is covered by a ten year structural warranty and is incredibly thermally efficient due to the extensive insulation, heat pumps and solar generated electricity. The property also benefits from modern technology including fibre connectivity (Wessex Internet), Bluetooth enabled mirrors in bathrooms, WIFI enabled central heating and EV Charging enablement. This is a once in a lifetime chance to be the first owner of this desirable and unique home.



## The Property

### Inside

#### Ground Floor

The front door opens into a welcoming entrance hall with access to both bedrooms. The principal bedroom is a generous double, benefitting from plenty of natural light and its own en-suite bathroom. The second double bedroom also benefits from an en-suite shower room. A separate WC completes the accommodation at this level. Throughout the ground floor, solid oak flooring and solid oak doors add to the quality feel of the home.

#### First Floor

The bespoke oak staircase rises to the stunning open plan living space, where vaulted ceilings create a genuine sense of space and drama. The kitchen is fitted along one wall with hand-built solid ash units, granite work surfaces and integrated Bosch appliances, with ample space for dining and relaxing. Velux windows flood the space with natural light, whilst doors open directly onto

the balcony, making this a truly impressive and versatile living area.

### Outside

#### Balcony

A generous balcony accessed directly from the open plan living space provides an excellent outdoor entertaining area with space for table and chairs, enjoying spectacular far-reaching views over the Blackmore Vale countryside.

#### Parking

The property benefits from two allocated parking spaces within the development.

### Useful Information

Energy Efficiency Rating C  
Council Tax Band D  
Air Source Heat Pump and Solar Energy  
Mains Drainage  
Upvc Double Glazing  
EV Charging Point  
Freehold  
No Onward Chain

### Location and Directions

Stalbridge is Dorset's smallest town yet offers a strong and active community along with everyday amenities including an award-winning independent supermarket, post office, café, primary school and public house. Surrounded by attractive countryside, the town provides excellent opportunities for walking and outdoor pursuits while remaining well connected to nearby centres such as Sherborne, Shaftesbury and Gillingham, the latter offering mainline rail links to London Waterloo. Stalbridge combines rural charm with practical convenience, making it a consistently popular choice for buyers.

Postcode DT10 2LR

What3words  
///term.ambitions.escaping

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