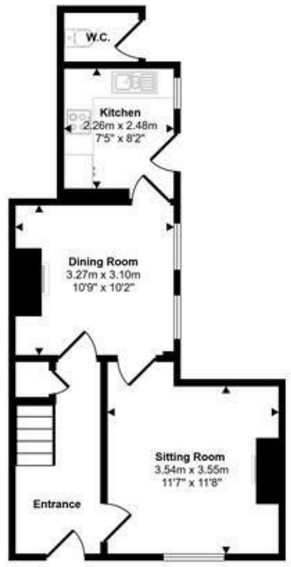
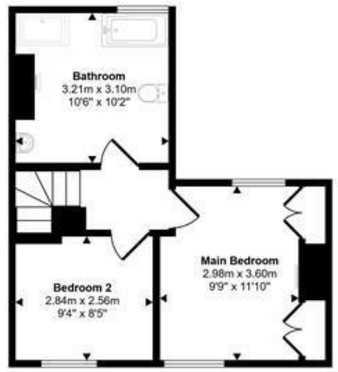
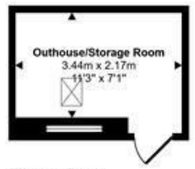
Approx Gross Internal Area
83 sq m / 895 sq ft



Ground Floor
Approx 40 sq m / 426 sq ft



First Floor
Approx 35 sq m / 377 sq ft

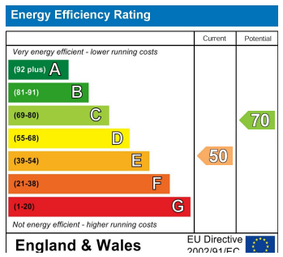


Storage Room
Approx 9 sq m / 92 sq ft

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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Church Hill
Stalbridge

Asking Price
£245,000

A charming two bedroom terraced stone cottage situated within the small town of Stalbridge, offering character features together with practical living space arranged over two floors. The property benefits from a good sized entrance hall which creates a welcoming first impression and provides access to the main ground floor rooms.

The sitting room offers a comfortable reception space, whilst the dining room enjoys an open fireplace creating an attractive focal point. The kitchen is fitted in a modern style and benefits from good natural light together with a door leading out to the rear garden.

On the first floor there are two bedrooms and a particularly spacious bathroom. The main bedroom benefits from built in wardrobe space, whilst decorative fireplaces to both the bedroom and bathroom add character and reflect the cottage's period origins.

Outside the property enjoys an enclosed and low maintenance rear garden together with useful stone outbuilding ideal for storage or to convert into a work from home space or studio. The garden also benefits from side access via a gated passage.













Accommodation
Inside
The property is entered via the front door into a generous entrance hall which provides access to the sitting room and dining room together with stairs rising to the first floor. A useful storage cupboard is located beneath the staircase.

The sitting room provides a comfortable reception space positioned to the front of the property and benefits from an open fireplace creating an attractive focal point. The dining room also features an open fireplace and offers space for a dining table and chairs.

The kitchen is fitted with modern units and incorporates an induction hob and an eye level oven together with worktop space and storage. The room benefits from natural light and has a door providing access to the rear garden.

On the first floor the landing gives access to two bedrooms and a spacious bathroom. The main bedroom benefits from built in wardrobes, while decorative fireplaces within the bedroom and bathroom add character to the accommodation.

Outside
The rear garden has been arranged with ease of maintenance in mind and is mainly laid to paving with planted areas providing interest. The space is fully enclosed and offers a good level of privacy and lovely views.

At the end of the garden there is a useful outbuilding providing additional storage space or scope to convert. The property also benefits from a stable style door providing side access to the rear garden together with an outside WC.

Useful Information
Energy Efficiency Rating E
Council Tax Band B
Gas Central Heating
Mains Drainage
Freehold

Location and Directions
Stalbridge is Dorset's smallest town and offers a range of everyday amenities including independent shops, a supermarket, public houses, primary school and community facilities. The town retains a traditional feel whilst providing convenient access to surrounding countryside.

Nearby towns such as Sherborne and Sturminster Newton offer a wider range of shopping, schooling and leisure facilities. Templecombe, located a short distance away, provides a mainline railway station with direct services to London Waterloo.

Postcode DT10 2LR

What3words
///conveys.shifters.unwell

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