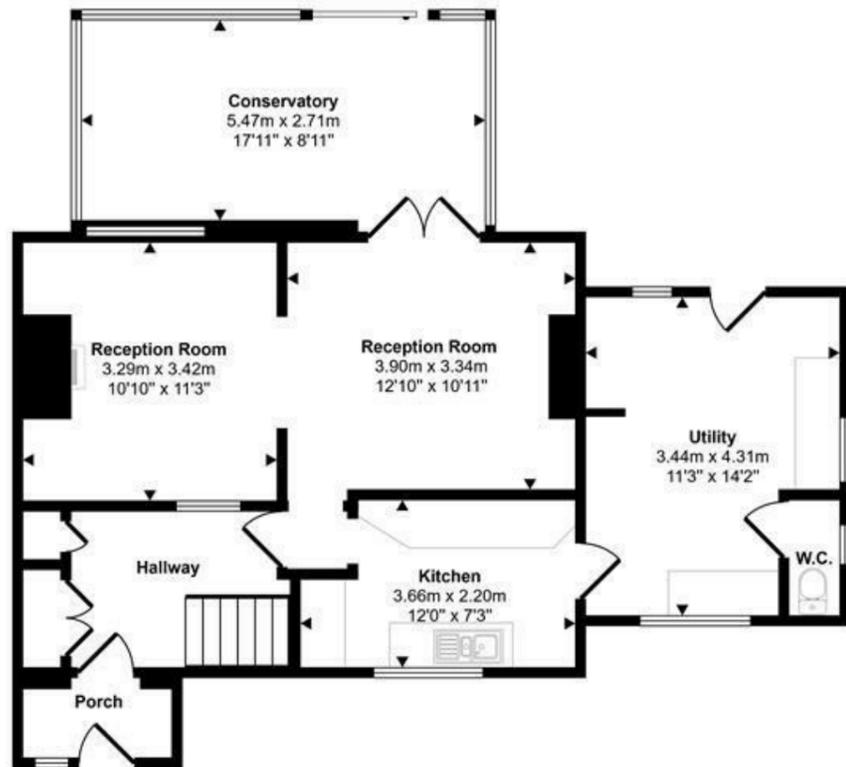
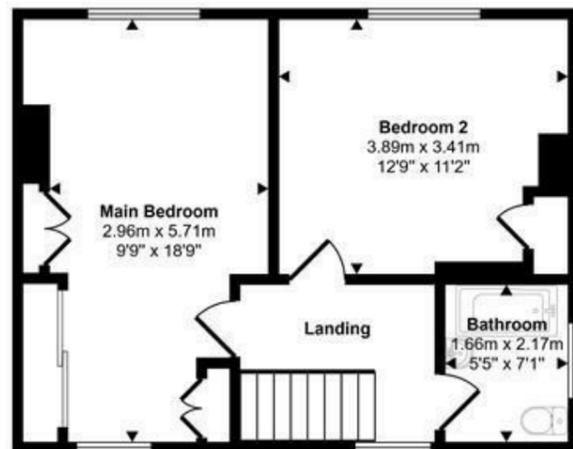




Approx Gross Internal Area  
119 sq m / 1283 sq ft



Ground Floor  
Approx 77 sq m / 828 sq ft



First Floor  
Approx 42 sq m / 455 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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Sturminster Newton  
Dorset  
DT10 1AS

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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	63	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# Morton • New

selling and letting properties



Guide Price  
£320,000

## Belchalwell

Set within the heart of the picturesque village of Belchalwell, this charming semi-detached home offers well-balanced accommodation, a beautiful garden and a peaceful rural setting, making it ideal for those seeking village life with character and comfort.

The property provides two bedrooms, two reception rooms and a conservatory, offering flexible living space to suit a range of needs. The accommodation is complemented by a good-sized main bedroom, while the ground floor layout allows for comfortable everyday living and entertaining. The conservatory enjoys views over the garden and creates a pleasant link between the house and outdoor space, filling the home with natural light.

Outside, the property benefits from off-road parking and a particularly attractive, enclosed garden featuring a pond, patio seating areas and established planting. This delightful outdoor space offers both privacy and a tranquil atmosphere, perfect for relaxing or gardening.

Belchalwell is a highly regarded Dorset village surrounded by open countryside and scenic walking routes, while still offering convenient access to nearby towns including Blandford Forum and Sturminster Newton, where a range of shops, amenities and schools can be found. This is a lovely opportunity to enjoy a peaceful village lifestyle within a welcoming community.



### Accommodation

#### Inside

The property is entered via a porch which opens into a central hallway, providing access to the main ground floor accommodation and stairs rising to the first floor. There are two reception rooms, offering flexible living and dining space, both enjoying a pleasant outlook and well-proportioned layouts suitable for everyday living or entertaining. To the rear, a conservatory provides an additional reception space, enjoying views over the garden and creating a lovely spot to relax while overlooking the pond and surrounding greenery. The kitchen is fitted with a range of units and benefits from a window providing natural light. While currently dated, it offers excellent scope for updating and leads directly through to a useful utility room, which in turn provides access to a ground floor WC and the outside. On the first floor, the landing leads to two bedrooms, including a good-sized main bedroom with ample space for bedroom furniture. The accommodation is completed by a family bathroom fitted with a white suite.

### Outside

The property is approached via a gated entrance which opens onto a driveway providing off-road parking, leading to the side of the house and garage/shed. The front garden is attractively arranged with established planting, helping to soften the approach and create a welcoming first impression. To the rear, the garden is fully enclosed and enjoys a good degree of privacy. It is laid mainly to lawn with patio areas ideal for seating and outdoor dining, complemented by mature shrubs and planting that add colour and interest throughout the seasons. A particularly charming feature is the pond, complete with a small patio bridge, creating a tranquil focal point and a real sense of character within the garden. Additional outdoor features include a greenhouse and garage/shed, providing excellent storage and space for gardening equipment. The garden enjoys a south-easterly orientation, allowing for plenty of natural light during the day, making it an ideal space for both relaxation and keen gardeners alike.

### Useful Information

Oil fired central heating  
 Septic tank drainage  
 uPVC double glazed windows  
 EPC rating: D  
 Council Tax band: C  
 Tenure: Freehold  
 Offered for sale with no onward chain  
 Wholly owned solar pannels

### Location and Directions

Belchalwell is a small and highly regarded Dorset village, surrounded by rolling countryside and offering a strong sense of community. The nearby town of Sturminster Newton provides a wider range of amenities including shops, schools, cafés and leisure facilities, while Blandford Forum and Shaftesbury are also within easy reach. The area is well known for its beautiful walking routes, scenic landscapes and access to the wider Dorset countryside.  
 What3words- ///evaded.irrigated.rebel  
 Postcode - DT11 0EQ

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