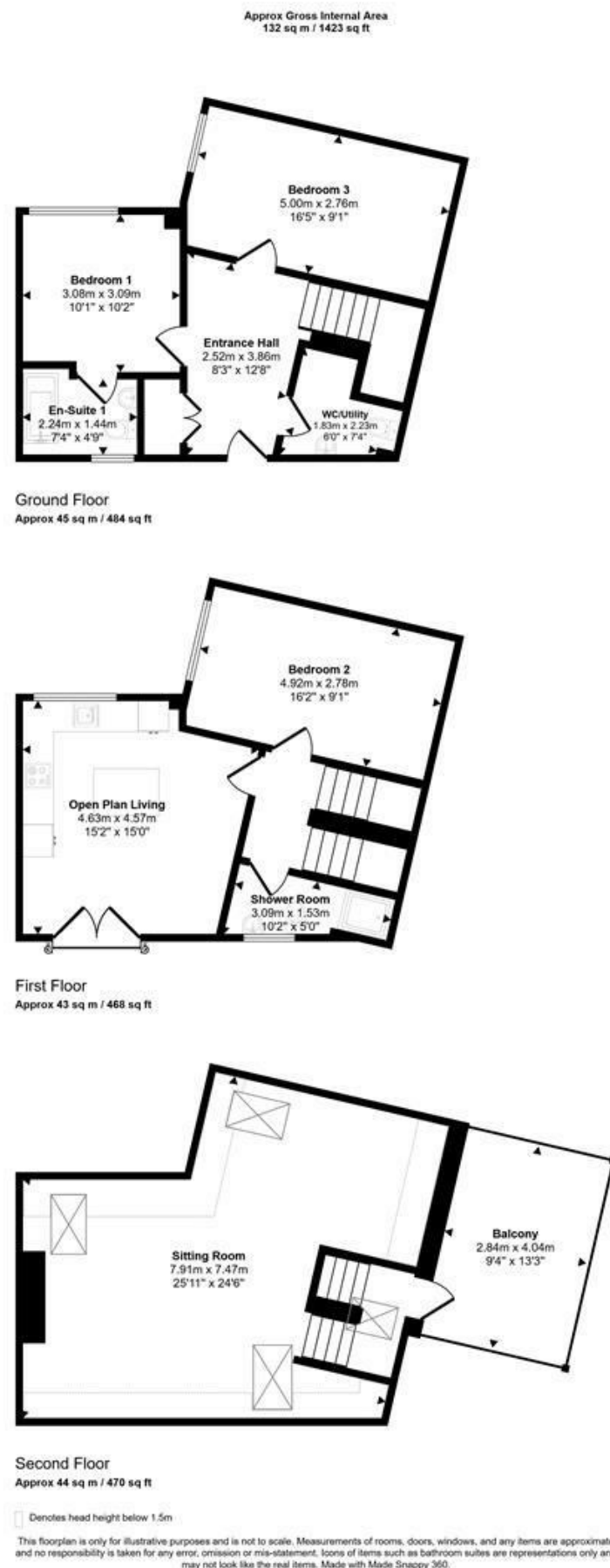
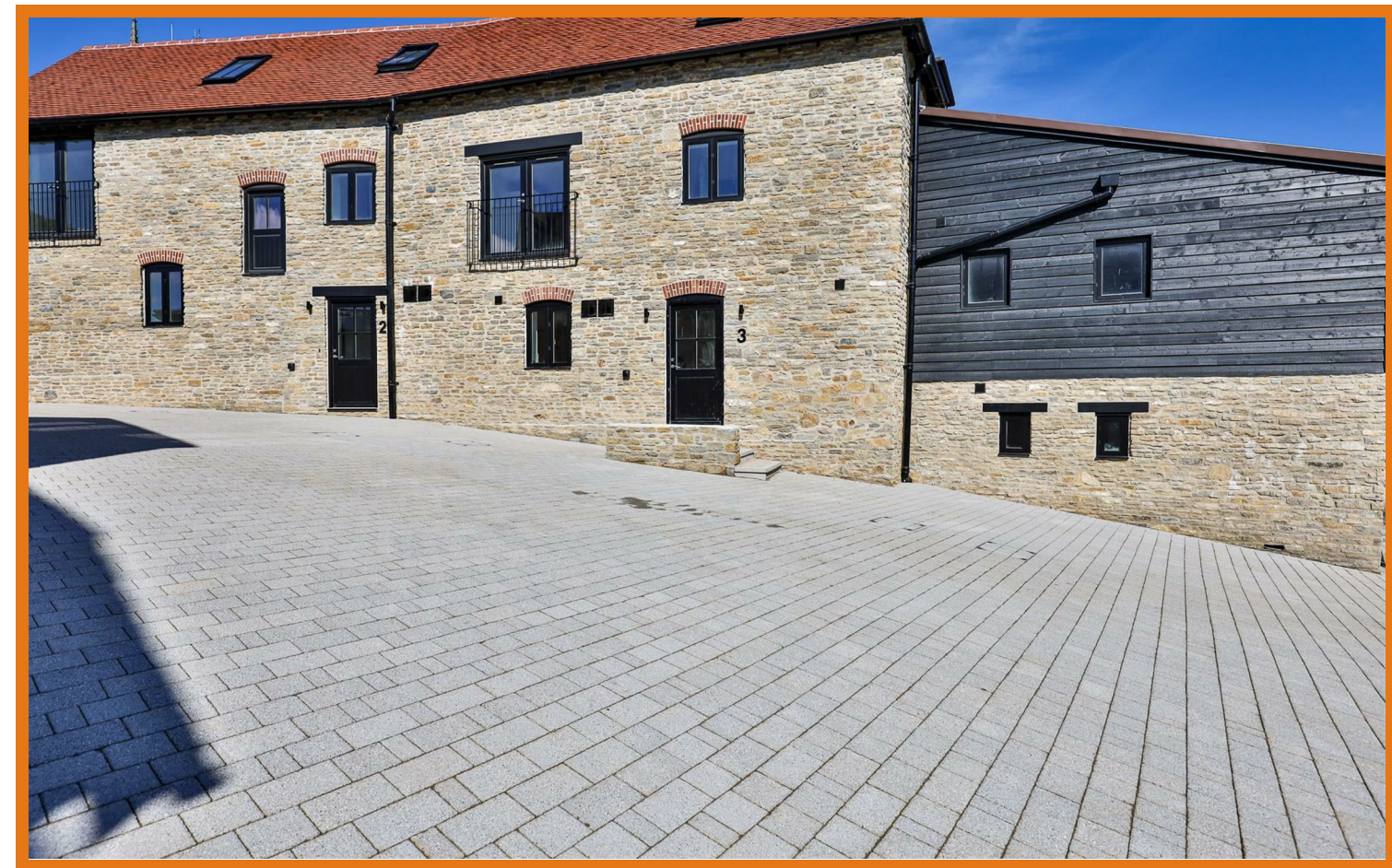




1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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sales@mortonnew.co.uk
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	79	
(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

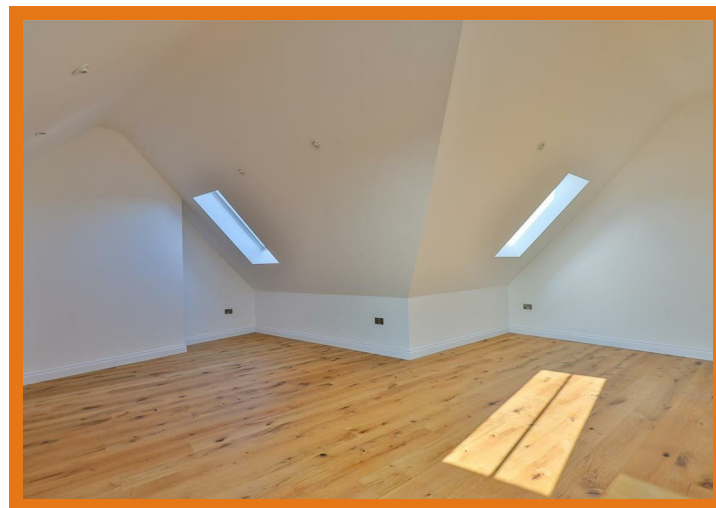
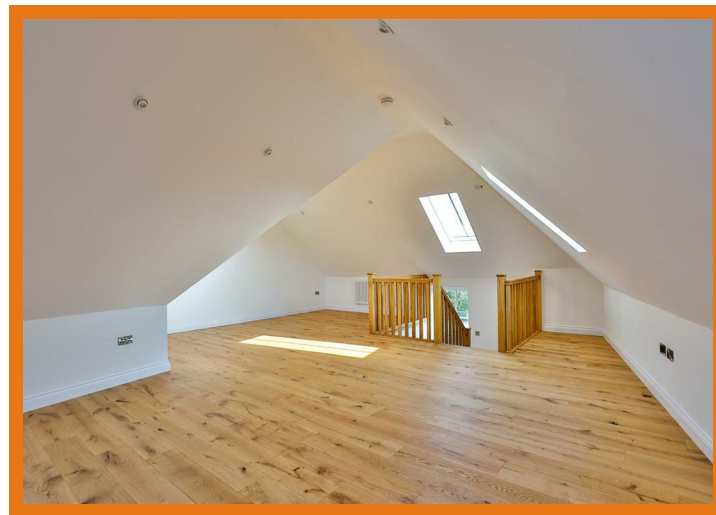
£550,000

Set within the sought after Dorset town of Stalbridge, this visionary home forms part of a small and select development of just seven properties, newly built using original stone from the former agricultural buildings. The town itself offers a good range of everyday amenities including a supermarket, butchers, post office, primary school and public house, all within easy reach.

The accommodation is arranged over three levels and provides three double bedrooms plus a roof terrace with far reaching views over the Blackmore Vale countryside. Vaulted spaces and bespoke oak staircases guide you through an intriguing and well-considered layout, completed to the highest standard throughout with high quality fixtures and fittings, solid oak doors and flooring, Burlington bathroom and shower room suites with carpeting to the bedrooms. Incredibly thermally efficient, the property benefits from extensive insulation, heat pumps and solar generated electricity, and is covered by a ten year structural warranty.

Outside, the development is approached into a communal block paved courtyard where each property benefits from two dedicated parking spaces, owned collectively by the homeowners.

In brief, the inside accommodation is arranged over three floors - on entry there is a welcoming entrance hall, the principal bedroom with en-suite bathroom, a further double bedroom and separate shower room. On the first floor there is the open plan kitchen/dining room, another double bedroom and separate shower room plus access to the roof terrace. On the top floor there is a large living room. Outside there are two allocated parking spaces.



3 ST MARY'S BARN, CHURCH HILL, STALBRIDGE

The Property

On entry level there is a welcoming entrance hall with access to the principal bedroom, which has an en-suite bathroom, a further double bedroom and separate shower room. On the first floor there is the open plan kitchen/dining room, enjoying lovely countryside outlook, another double bedroom and separate shower room as well as access to the roof terrace, which boasts a far reaching view over the Blackmore Vale countryside. On the top floor there is a large living room. The development is approached from Church Hill into a communal block paved communal courtyard where each property has two dedicated parking spaces and is owned by the homeowners.

Location

Stalbridge

The property is located in the popular Dorset town of Stalbridge, which is

reputed to be the county's smallest town, steeped in history and dating back to Saxon times with a 15th Century Church and Market Cross. The town has an approximate population of 2500 and caters well for everyday needs with an award winning supermarket, family run butchers, post office and community run library. There is also a primary school with excellent OFSTED report, dental surgery and public house as well as a variety of takeaway shops. Further facilities are available at Sturminster Newton 4 miles to the East and Sherborne and Shaftesbury both within 7 miles. The town is close to excellent communication links with the A30 and A303 within easy reach and just 3 miles from the mainline train station at Templecombe, serving London, Waterloo and the West Country. There are many nearby by restaurants and pubs that offer a choice of fine dining and traditional cuisine, plenty of country walks to explore the Blackmore Vale and its historic villages and to the east there is Cranborne Chase, a designated area of Outstanding Natural Beauty, which extends all the way from the

Stour Valley to the New Forest. The glorious coastline and beaches of Lyme Regis to Lulworth Cove to Studland are an hour's drive away and form part of the famous Jurassic coast. There are many choices of independent and state schools, all within easy reach and include preparatory, junior and senior schools as well as sixth forms. Please ask us for further information.

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street at the traffic lights go over the bridge and turn right onto the A357. Continue on this road for approximately 5 miles turning left where Stalbridge is signposted. On entering the town go through the single lane onto the High Street and continue onto Church Hill. The development will be found on the right hand side, just before the church, which is on the left hand side. Postcode DT10 2LR.

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.