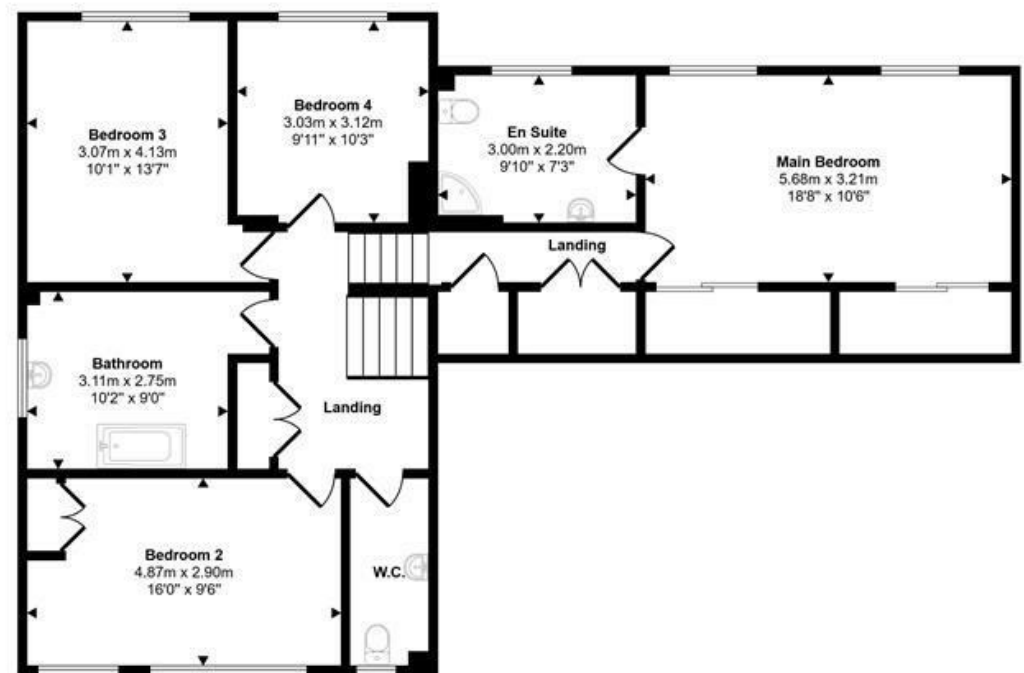


Ground Floor  
Approx 131 sq m / 1405 sq ft



First Floor  
Approx 102 sq m / 1094 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.

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

t. 01258 473030  
sales@mortonnew.co.uk  
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



## The Glebe Shroton

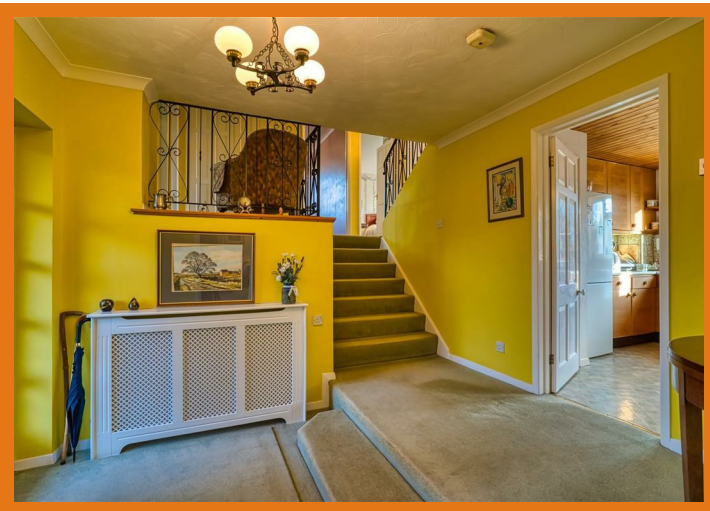
Guide Price  
£700,000

Built in the 1980s and set within a quiet cul-de-sac in the heart of the popular village of Shroton, this substantial detached home enjoys a wonderfully peaceful setting with far-reaching countryside views across open fields to the rear. The property has been lovingly owned and occupied by the same family for approximately 40 years, and now offers an exciting opportunity for a new owner to update and personalise a generously proportioned home in an enviable village location.

The accommodation is both spacious and versatile, extending to three reception rooms, a kitchen with adjoining separate utility room, four bedrooms, 2 bathrooms and a downstairs loo, making it particularly well suited to family living or those seeking flexible space for home working or hobbies. Typical of its era, the house benefits from strong room proportions, a practical layout and excellent natural light throughout, providing a solid and adaptable foundation for modernisation.

One of the standout features is the rear garden, which backs directly onto open countryside, creating a real sense of privacy and connection with the surrounding landscape. Combined with a large driveway and integrated double garage, the property offers both practicality and potential in equal measure.

Offered for sale with no onward chain, this is a rare opportunity to acquire a substantial village home with outstanding views, generous living space and the scope to add your own stamp, all within one of the area's most sought-after and well-connected villages.



**Accommodation**

**Inside**  
The property is entered via a welcoming entrance hall, which immediately sets the tone for the generous proportions found throughout the house. From here, doors lead to the principal ground floor rooms, all of which enjoy good natural light and flexible use.

The main sitting room is a particularly attractive space, featuring a large window overlooking the garden, attractive fireplace with inset fireplace and countryside beyond, making it an ideal room for everyday living and entertaining. Additional reception rooms provide further versatility, suitable for use as a dining room, family room or home office depending on individual needs.

The kitchen is fitted with a range of wooden units with laminate worktops and incorporates an double oven, with space available for additional appliances. A breakfast bar provides informal seating, while windows offer pleasant views across the garden. Beyond the kitchen, a separate utility room adds valuable practicality, offering further appliance space, storage and access to the outside.

Upstairs, the first floor is split over two levels and offers four well-proportioned bedrooms, including a generous main bedroom with en-suite facilities. The remaining bedrooms are served by a family bathroom, with an additional WC providing convenience for a busy household. The layout allows for flexibility and potential reconfiguration if desired. There is also convenient access into a large loft space from the landing.

**Outside**  
The mature rear garden is a key feature of the property, sitting in 1/3 acre the garden enjoys an east-facing aspect and backs directly onto open fields, creating a peaceful and private setting. The garden is predominantly laid to lawn with vegetable beds and a raised terrace area accessed from the dining room, ideal for outdoor seating and entertaining while taking in the countryside views. There is ample space for further planting or additional seating areas.

To the front, the property benefits from a tarmac driveway providing generous off-road parking, an enclosed front garden and an integrated double garage, offering both parking and excellent storage options.

**Useful Information**

Tenure: Freehold  
Heating: Oil fired central heating  
Drainage: Mains  
Windows: uPVC double glazing  
EPC Rating: D  
Council Tax Band: F  
Onward Chain: No

**Location and Directions**

Shroton is a charming and well regarded village, known for its strong community feel and picturesque surroundings. Local amenities include a village pub and access to a network of countryside walks, while nearby towns such as Sturminster Newton and Shaftesbury provide a wider range of shops, schools and services. The area is well placed for connections across Dorset and beyond, making it ideal for those seeking village living without isolation.

What3words: ///mopped.intensely.paddlers  
Postcode: DT11 8PX

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.