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Vale Road, Stalbridge, Sturminster Newton



# 1

Vale Road  
Stalbridge  
Sturminster Newton  
DT10 2NS

This well-presented bungalow is situated in a highly sought after residential neighbourhood in Stalbridge. The property offers two well proportioned bedrooms with ample off-street parking and close proximity to amenities.



- Two bedroom bungalow
- Well presented throughout
- Boasting a corner plot position
- Garden with store and workshop
- Close proximity to amenities
  - No onward chain

Guide Price £290,000  
Freehold

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## THE DWELLING

With brick elevations, set beneath a tiled roof this well proportioned two bedroom bungalow commands a prime corner plot position in a sought after residential area.

## ACCOMMODATION

This charming bungalow features a central hallway providing access to all rooms within the property. The hallway also offers storage cupboards and access to the loft space.

Situated to the south of the property is a well-appointed kitchen, equipped with a gas hob, oven, grill and integrated white goods and a microwave, perfect for all culinary needs. Adjacent to the kitchen is a spacious, dual-aspect living/dining room.

The property boasts two double bedrooms overlooking the garden. The master bedroom includes fitted wardrobes, while the second bedroom benefits from direct access to the rear garden via a door.

A modern shower room is located nearby, ensuring easy access from both bedrooms.

## GARDEN

The generous garden is predominantly laid to lawn and features a patio area, bordered by vegetable patches. A spacious timber store/workshop is also available, both equipped with light and power, with the workshop offering workbenches for practical use.

At the front of the property, and wrapping around to the rear, is an additional lawned area with mature trees, providing a serene outdoor space. The driveway runs alongside the house, offering ample off-road parking for several cars and convenient access to the home.

## SITUATION

Situated within a sought after area the village of Stalbridge, this rural property offers tranquility in a sought-after location between the Dorset towns of Sherborne and Shaftesbury. Stalbridge provides essential amenities including a small supermarket, post office, pubs, restaurants, a village hall, and a parish church. Nearby Sturminster Newton offers additional conveniences, while both Sherborne and Shaftesbury, within easy reach, provide more extensive shopping and leisure options.

Local schooling includes a primary school in Stalbridge, with further primary and secondary options in Sturminster Newton, and renowned independent schools in Sherborne.

## DIRECTIONS

What3words - [///carefully.inquest.safari](#)

## MATERIAL INFORMATION

Mains electric, gas, drainage and water

Gas central heating

Dorset Council - [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Council Tax Band - C

Ultrafast broadband is available in the area

Mobile phone coverage is available outside with limited coverage inside.

Source Ofcom - [ofcom.org.uk](http://ofcom.org.uk)







# Vale Road, Stalbridge, Sturminster Newton, DT10

Approximate Area = 692 sq ft / 64.2 sq m  
Outbuilding = 216 sq ft / 20 sq m  
Total = 908 sq ft / 84.2 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1192381



Sherb/JM/1024



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