



**Connells**

Stapleford Court Stapleford Court  
Stalbridge Sturminster Newton



## Property Description

**\*\*LAST PLOT REMAINING\*\***

Nestled in the heart of Stalbridge and within easy walking distance of local shops and amenities, this new-build home is located in Stapleford Court, an attractive and exclusive Gated residential development for the over 55's. This modern 3 bedroom home is Constructed by an established local builder,

Stapleford Court offer the over 55's the opportunity to purchase a beautiful 3-bedroom home in the heart of Stalbridge.

In brief the property offers excellent accomodation. The open plan lounge diner, seperate kitchen and sun lounge delivers options for versatile living. The accomodation on the first floor of this beautiful home comprises of 3 bedrooms and a family bathroom, that has been fitted with both a freestanding shower cubical, bath, WC and handbasin with the additional convenience of a ground floor WC. All of the flooring is included and there are options for hard flooring throughout the ground floor, opposed to carpet if you so wish, please ask for more details.

Outside there is ample parking to the rear and a Carport. The private rear garden is laid to lawn and has a raised patio area. A pathway leads to the rear gated entrance to your parking provision. All front gardens are landscaped and plot 2 benefits from an outlook across fields from the first floor to the rear and open grass, maintained by gardeners to the front.

## Room Measurements

Entrance Hall

Kitchen - 12.3 x 9.1

Dining room Area - 10.10 x 9.01

Conservatory - 10.2 x 7.10

Lounge Area - 17.11 x 13.3

First floor

Landing

Bed 1 - 12.4 x 6.7 (extending into recess)

Bed 2 - 12.4 x 8.10

Bed 3 - 13.0 x 6.87 (extending into 'L' shape 8.8)

Bathroom

Airing Cupboard

## Stapleford Court

Stapleford Court is a picturesque development of just 15 cottage-style homes on a private road in the heart of Stalbridge, just a few minutes' walk from the main shops and amenities. Stapleford Court combines peace of mind with convenient living and offers a landscaped communal garden (in addition to private gardens), security gates, on-site estate manager, car-washing area and visitors' parking.

## The Properties

Combining modern elegance with traditional building materials and a beautiful heritage design, these 2 homes blend perfectly into the village setting. Both properties benefit from 3 bedrooms, 1 bathroom, fully fitted kitchens with integrated appliances, lounge and conservatory, patio doors to private rear garden and private carport. With superfast broadband cabling, double glazing, high-efficiency insulation and energy-efficient

appliances, these homes are perfect for modern living.

#### Spec detail

- \* Underfloor heating to the ground floor, traditional wall hung radiators to the first floor
- \*LVT flooring to all wet areas including the kitchen and Sun lounge
- \*Carpets to all other areas, including stairs and landing, bedrooms and lounge (options available on request)
- \*Integrated appliances such as Fridge freezer, Fan assisted oven and hob, extractor, washer/dryer and dishwasher
- \*Double glazing throughout
- \*Fully fitted family bathroom, with Freestanding Shower, bath, WC and handbasin
- \*Landscaped front and rear gardens
- \*Parking/Carport
- \*front and rear access to gardens
- \*Ground floor WC (optional upgrade to wet room, quotes available on request)
- \*Secluded location

#### Location And Local Community

Known as Dorset's smallest town, Stalbridge is a bustling, picturesque town (with a village feel) in the beautiful Blackmore Vale area of north Dorset. The local market towns of Sturminster Newton, Sherborne and Shaftesbury are within easy reach. There is convenient access to the A303 and direct rail links to London Waterloo only 10 minutes' away (2hrs 10mins).

Stalbridge offers all the essential amenities including shops, pubs, boutique supermarket, primary school, library, community centre and sports facilities. If you are looking for outside space to explore then you will thoroughly enjoy the North Dorset Trailway, a 14-mile walking and cycling route through spectacular countryside.

#### Please Note

Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only. Images are general of the development and may not relate to your chosen Plot - clarification should be sought

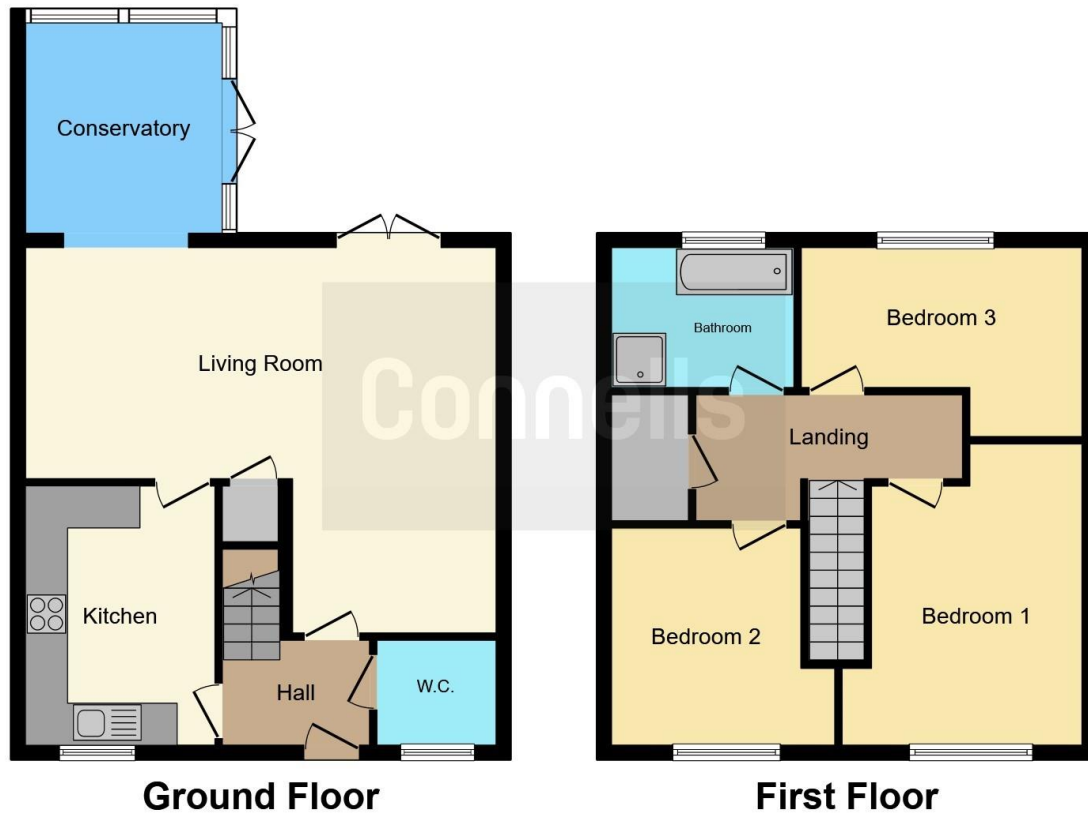
from our sales team.

Should any approach be early enough then there may be an opportunity to incorporate an en-suite to the master bedroom.

#### Service Charges

Service charges will apply - amount TBC.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/SFT305365](http://connells.co.uk/Property/SFT305365)**

Tenure: Freehold



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