

for sale

offers in excess of **£325,000**



## Stapleford Court Stapleford Court Stalbridge Sturminster Newton DT10 2FD

TWO UNIQUE THREE BEDROOM PROPERTIES - Combining modern elegance with traditional building materials and a beautiful heritage design, these three bedroom homes blend perfectly into the village setting.

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# Stapleford Court Stapleford Court Stalbridge Sturminster Newton DT10 2FD

## 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.

## 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

### 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.

### 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

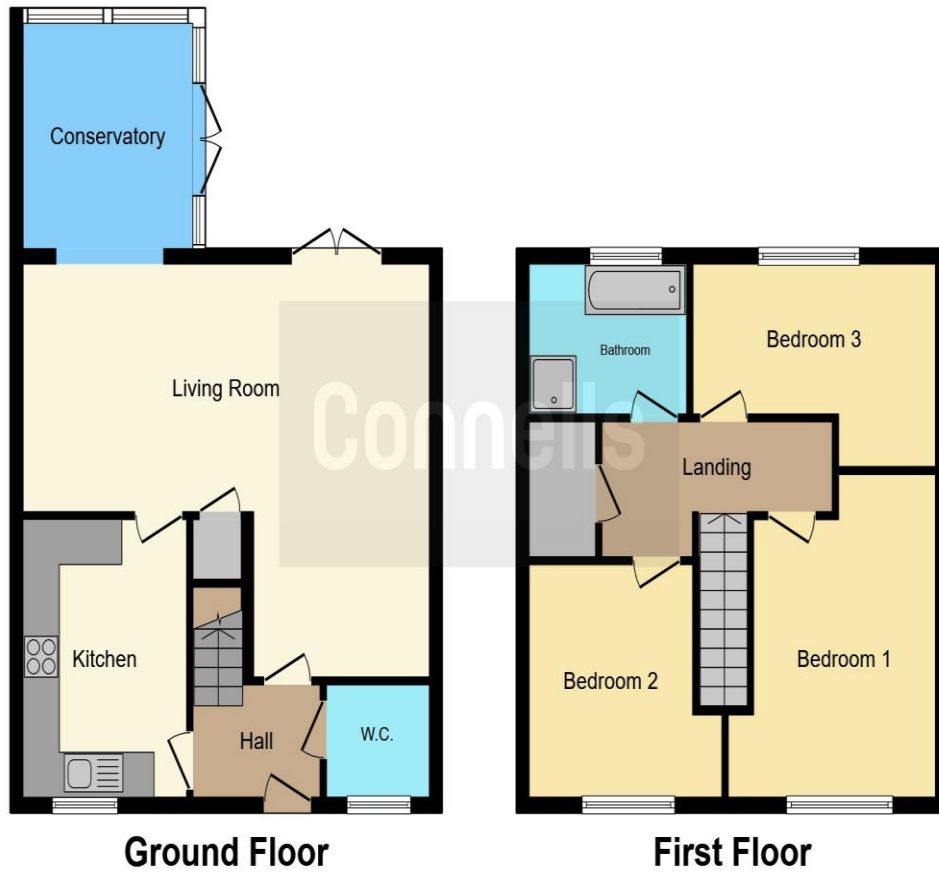
Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only. Images are general of the development and may not relate to your chosen Plot - clarification should be sought from our sales team.

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

**T 01935 812 155**  
**E [sherborne@connells.co.uk](mailto:sherborne@connells.co.uk)**

92 Cheap Street  
 SHERBORNE DT9 3BJ

Property Ref: SFT305505 - 0003

**Tenure:** Freehold

**EPC Rating:** Exempt

**view this property online [connells.co.uk/Property/SFT305505](http://connells.co.uk/Property/SFT305505)**



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