



Connells

Stapleford Court Stapleford Court
Stalbridge Sturminster Newton

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for sale offers in excess of
£325,000



Property Description

PART EXCHANGE AVAILABLE

Nestled in the heart of Stalbridge and within easy walking distance of local shops and amenities, these 2 new-build homes are located in Stapleford Court, an attractive and exclusive residential development for the over 55's. Constructed by an established local builder (with the adjacent development at Badgers Grove which is now sold), 1 and 2 Stapleford Court offer the over 55's the opportunity to purchase a beautiful 3-bedroom home in the heart of Stalbridge.

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.





To view this property please contact Connells on

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EPC Rating: Exempt

view this property online [connells.co.uk/Property/SFT305793](https://www.connells.co.uk/Property/SFT305793)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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