



Connells

Blackmore Meadows Glovers Road
Stalbridge Sturminster Newton



Property Description

Move into your dream home for less than you think. Pay just £337,500 for a home worth £450,000.

Own 75% and pay rent on the remaining 25% at just £228 per month.

The Spruce, Plot 106 is classic from the outside but inside is a thoroughly modern family home. With 3 bedrooms, lounge and large kitchen diner spanning the length of the house with large windows and a utility room attached to the kitchen. This home comes with a single garage and parking at the end of the garden.

Upstairs there are 3 good sized bedrooms and the master is en-suite and has an additional dressing area.

This home makes the most of every inch of the room available making it a perfect family home.

*The floorplan has been produced for illustrative purposes only. Room sizes shown are from drawings and should only be used for guidance.

Shared Ownership Scheme

Home Stepper is available on selected new build homes only, subject to contract and eligibility criteria. Home Stepper is a new build shared ownership scheme brought to you by Sage Homes. The scheme is subject to individual mortgage lender qualification and affordability criteria as prescribed by Homes England. The scheme is subject to you first obtaining approval from Sage before reserving a new home from us. Eligibility for the scheme may be withdrawn at any time prior to reservation. Sage may also require evidence of your financial ability to proceed with the purchase of a new home from us. Shares from 10% up to 75% of the new home are available. Prices advertised can represent up

to a 75% share of the new home. Rent will be charged at 2.75% of the unacquired equity share and is reviewed annually in line with the year-on-year change to RPI in the preceding 12 months plus additional 0.5% and an annual fee of £195, payable monthly. The property will be sold on a shared ownership leasehold basis with a term of 990 years and a buildings insurance contribution is also payable. You will also be liable to pay managing agent costs plus an administration fee payable to Sage. You will be an assured tenant with Sage Homes as the landlord until such time as you staircase to own 100% of the property. In addition, a mortgage approval fee of £60 and a notice of charge fee of £90 will be payable to Sage Homes on completion. More information on eligibility and affordability of using Home Stepper to purchase your new home can be found at . Home Stepper is also subject to the terms and conditions of Sage Homes. Home Stepper cannot be used in conjunction with any other offer, discount, promotion or scheme. Your home may be repossessed if you do not keep up repayments on a mortgage or any other debt secured on it. Subject to individual lender terms and conditions. Our usual reservation and sales terms and conditions also apply.

Location

Stalbridge is on the A357 that links to the A303 in the North and to Sturminster Newton, 5 miles to the South and to Blandford Forum, 15 miles away and the A350. Barrow Hill road joins the A30 for Milborne Port, 5 miles and Sherborne, 8 miles. Buses run regularly from the village to Sherborne and Yeovil and there are two local train stations. Templecombe is less than 5 miles away and

Sherborne is 8 miles. Both run services to Exeter via Yeovil and Honiton and to London Waterloo. For air travel Bristol Airport is 43 miles, Exeter Airport is 62 miles and Bournemouth Airport, just 39 miles, all of which offer many European flights.

A Trip To The Shops

You'll find a family-run supermarket and café in Stalbridge as well as a service station and hairdresser. There are other quirky shops including a French collectables store and vintage

tool shop! Plus, you can visit Dorset Cycles if you wish to get out and explore the beautiful surrounding area on one of their bicycles available for hire. At nearby Sherborne, 8 miles,

there are more independently-run shops offering everything from antiques and art to gifts and fashion, sitting alongside UK brands such as Joules and Mistral. It's also home to supermarkets Waitrose and Sainsbury's for your weekly shop. Just 14 miles away in Yeovil the Quedam Shopping Centre boasts nearly 50 stores with brands such as Boots, Dunelm, M&S, Top Shop and Laura Ashley and in Blandford Forum, 16 miles, you'll find a wide range of independent and well-known brands too.

Taking Time Out

Stalbridge is a hive of activity with pubs, a library, village hall, the historic St Mary's Parish Church and a host of sports, social and leisure activities. There are football, cricket, tennis and running clubs, scenic walks and groups for art, singing, youth, walking, fitness and much more. You can cycle, run, or horse-ride along the pretty Stalbridge Trailway with its tranquil nature reserve. The nearby River Stour is perfect for anglers to while away the hours too. At Sherborne you've a choice of two leisure and sports centres and you can watch the latest blockbusters at Cineworld in

Yeovil. The UK's largest collection of cars and motorbikes is housed at the Haynes International Motor Museum at Sparkford, or step back in time at Sherborne Abbey and the Castle ruins and the Sturminster Newton Mill and Museum.

Education

The village has several toddler and pre-school groups and Stalbridge Primary School takes local children aged from 5 to 11. For senior pupils Sturminster Newton High School caters for students from 11 to 18 year olds, while at Sherborne The Gryphon School takes students from 11 to 19 year olds. Also at Sherborne the independent Leweston school offers a nursery, prep school, senior and sixth form facilities. whilst Sherborne School and Sherborne Girls both offer independent day and

boarding options for 11 to 18 year olds. For full or part-time professional courses, apprenticeships, A levels and degree programmes are available at Yeovil College which offers a variety of education and training opportunities.

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.

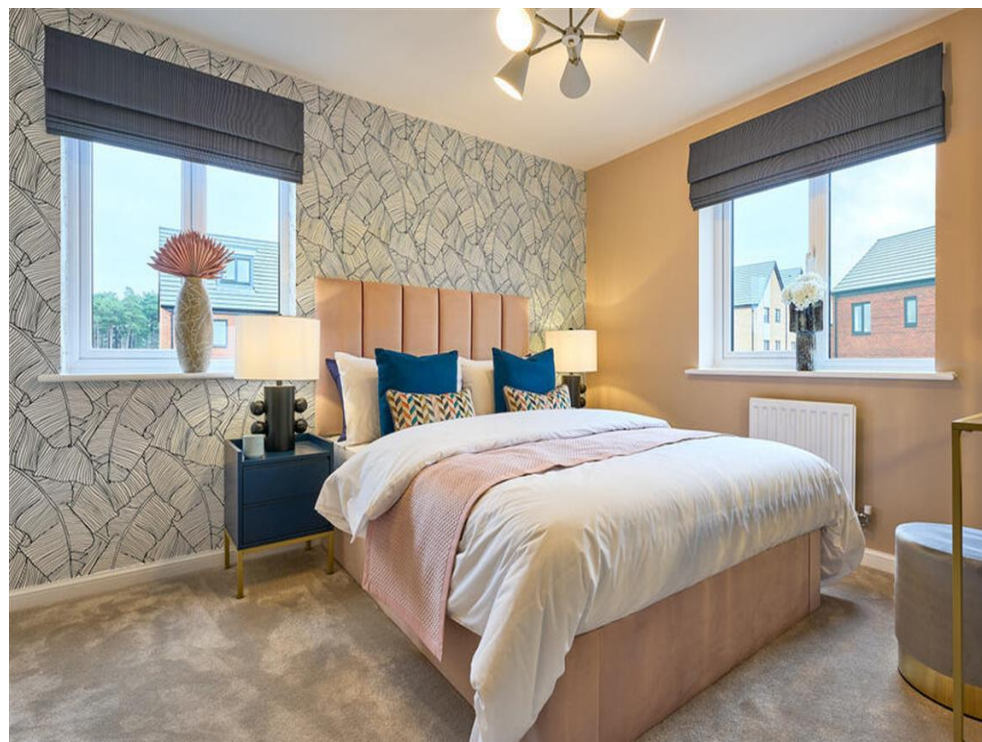
Dimensions

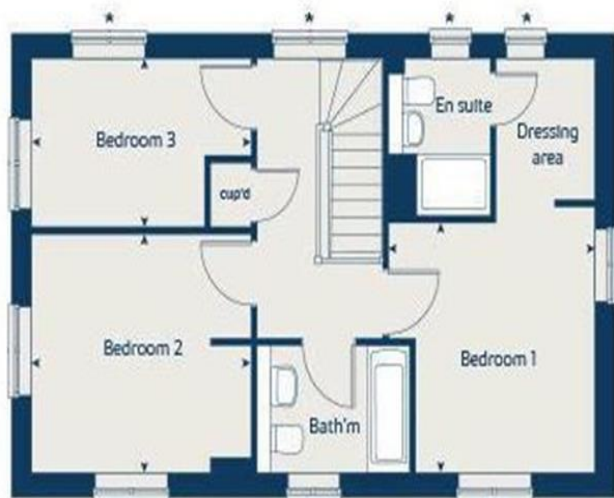
Ground floor

Dining area - 3.14 x 2.30 10' 3" x 7' 6"
Kitchen - 3.23 x 2.69 10' 7" x 8' 9"
Sitting room - 5.53 x 3.32 18' 1" x 10' 10"

First floor

Bedroom 1 - 3.39 x 3.33 11' 1" x 10' 11"
Bedroom 2 - 3.61 x 3.18 11' 10" x 10' 5"
Bedroom 3 - 3.61 x 2.25 11' 10" x 7' 4"





To view this property please contact Connells on

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EPC Rating: Exempt

view this property online [connells.co.uk/Property/SFT305827](https://www.connells.co.uk/Property/SFT305827)

Tenure: Freehold



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