



CHAFFERS
ESTATE AGENTS



2 Robinson Heights

Stalbridge, Sturminster Newton, DT10 2PA

Sitting on a quiet cul-de-sac, this two bedroom bungalow is immaculately presented, having been much improved by the current owners. The property is within walking distance of the centre of the smallest town in Dorset, Stalbridge, where there is a range of shops, pubs and eateries including, a family owned independent supermarket, dispensing pharmacy, dentist and optician, as well as many other services, reflecting its catchment area of surrounding farms and hamlets. It is also home to the local free newspaper, the Blackmore Vale Magazine. Close to the border with Somerset, the town is surrounded by beautiful Dorset countryside where you will find many countryside walks, including the Stour Valley Way which follows the River Stour along its' entire length. For those who prefer water sports the world renowned Jurassic Coast is just a short one hour drive away, (approx).

Guide Price £335,000 Freehold

Council Tax Band: D

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- Quiet cul-de-sac position
- Ready to move in
- Extended
- Short walk into town centre
- Garage and Parking
- South Easterly garden
- Immaculately Presented
- Stunning Garden Room

Accommodation

This lovely bungalow is presented immaculately and really must be viewed in person to be fully appreciated. Entered via a double glazed door from the driveway, the entrance hall has wood effect laminated flooring, which carries on throughout the living spaces, and doors leading to all of the rooms. The rooms flow seamlessly providing a great environment in which to get on with life, the kitchen is fully fitted with a range of wall and base units and has an integral fridge freezer and integral washing machine, a double electric oven and a four ring electric hob with aa splashback and an extractor over there is also an integral dishwasher. the kitchen is flooded with natural light from the adjoining garden room, which has French doors opening onto the rear garden patio, a solid roof and a roof light. The garden room is further connected to a warm and cosy lounge where you will find a clever recessed reading nook, perfect to curl up in and read your favourite novel.

returning to the hall you will reach the part tiled and well appointed bathroom and two large double bedrooms, of particular note is the very large master bedroom with a feature wall and wall lights, there is also a very large airing cupboard and a further hall cupboard which is home to the boiler.

The house is ready to move into and get on with life.

Outside

The well maintained front garden, is bordered by a small hedge and has a variety of shrubs and plants, a driveway with room for two vehicles leads to a single garage with an up and over door, with power and light, a gated entrance to the rear garden and main entrance to the house. The private and enclosed rear garden is mostly lawned and contains a good variety of shrubs and plants.

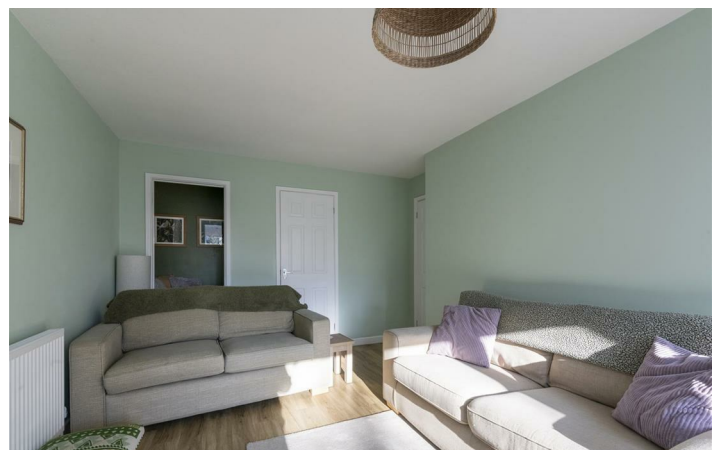
The Area

Whilst being the smallest town in Dorset, Stalbridge has much to offer, with a good range of amenities and a very active community, (to find out what is going on in town, visit STALBRIDGE INFO - Stalbridge Community Website). The nearest larger market towns are Sturminster Newton, four miles southeast, Sherborne, 6 mi west, and Shaftesbury, 7 mi les northeast. Stalbridge is situated on the A357 on a low limestone ridge, one mile west of the River Stour. (It officially became a town in April 1992).

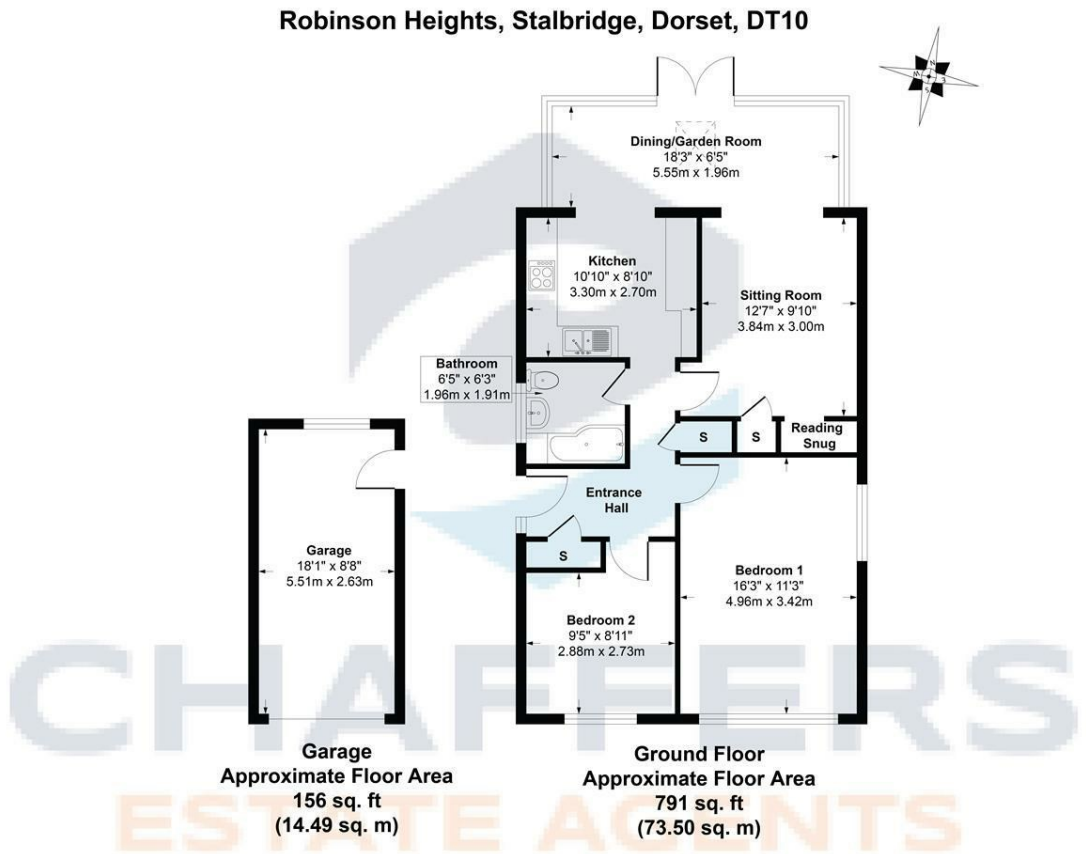


Directions

What 3 Words: ///imperious.salsa.lunch Postal Address: 2, Robinson Heights Stalbridge, Sturminster Newton, DT10 2PA



Floor Plan



Approximate Gross Internal Floor Area 947 sq. ft / 87.99 sq. m

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC