



CHAFFERS
ESTATE AGENTS



16 Stapleford Court,

Stalbridge, Dorset, DT10 2FD

This newly-built House is part of an exclusive gated development for the over 55's with maintained gardens, site manager and allocated car port parking. The property offers spacious accommodation including 3 bedrooms, beautiful open-plan reception room, conservatory, ground floor cloakroom, a private garden as well as a larger communal gardens.

Offers Over £300,000 Freehold

Council Tax Band: New Build

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- 10 Year ICW warranty
- Carport on to back garden
- Underfloor Heating
- Countryside views from the rear
- Private patio/garden
- Conservatory
- Exclusively for 55's and over
- Nearby Amenities
- New Build meaning No Chain
- Speedy completions available

Description

An attractive timber porch leads into a spacious hallway giving access to the kitchen, living area and downstairs cloakroom. The living room is a spacious, light-filled room leading to the conservatory. There are French doors to the rear patio from both the conservatory and the living room, giving an airy spacious feel and easy access to the patio and garden. The generous, fully-fitted kitchen has shaker-style wall and base units, a one and half bowl sink with drainer, and fully fitted appliances including an oven, hob, dishwasher and washing machine. The Cloakroom offers WC and pedestal hand wash basin. There is a large understairs storage cupboard accessed from the living room. There is underfloor heating to the entire ground floor.

Upstairs there are three roomy bedrooms, all of which have space for fitted or free-standing wardrobes and lovely views over the countryside or garden. The bathroom suite comprises a panelled bath with a shower over, walk-in shower, WC and a wash hand basin.

Outside, the private garden is laid to patio with additional lawned area, and a gate opening into the carport area. Additionally there is much larger communal garden offering a mix of lawn and patio areas with seating and an abundance of trees, shrubs and flower beds all maintained by the site manager. The property also benefits from an allocated parking space in a shared car port, and a bin store on the edge of the development.

Measurements

Ground Floor:

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

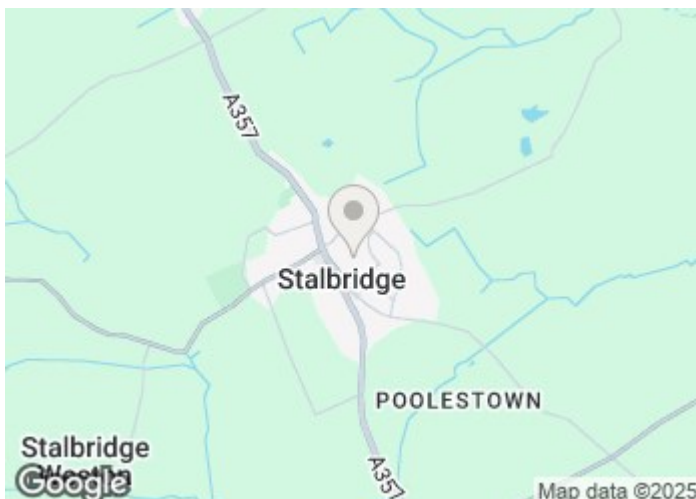
Bed 3 - 13.0 x 6.87 (extending into 'L' shape 8.8)

Bathroom

Airing Cupboard

Situation

Stalbridge is a sought-after small country town in the heart of the lovely Blackmore Vale and provides excellent amenities including a supermarket and a variety of other shops, dentist surgery, primary school, churches, inns, library, garages, and daily bus services. Main line station at Templecombe 3 miles (Waterloo/Exeter), Sturminster Newton 6 miles, Sherborne 7 miles, Shaftesbury ?? miles, and Yeovil 12 miles. Stalbridge has an excellent supermarket, post office, butchers, chemist, dentist, optician, beauty salon, library and flower and gift shop. Also, a fish and chip shop, Indian restaurant and Chinese take away. There are plenty of clubs to join, and a reasonably good bus service to Sturminster Newton, Sherborne and Yeovil.

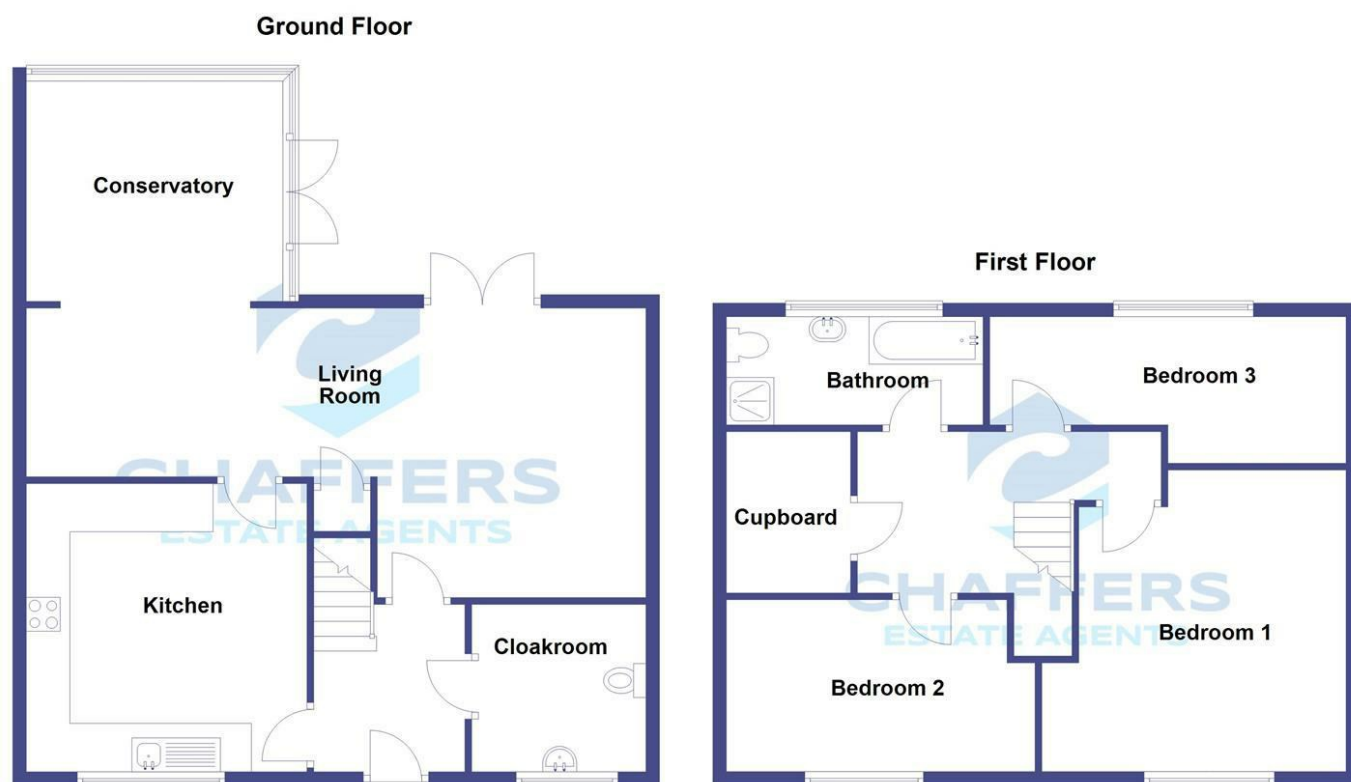


Directions

What three words: [///supplier.clashes.gradually](https://www.supplier.clashes.gradually.co.uk) Postal Address: 16, Stapleford Court Stalbridge, DT10 2FD



Floor Plan



Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.

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