



## Cotswold House, Stalbridge Weston, Sturminster Newton, Dorset

An imposing and well presented detached four bedroom house with a large south facing garden and far reaching views, in this sought after hamlet.

Guide Price  
**£850,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Cotswold House, Stalbridge Weston, Sturminster Newton, Dorset, DT10 2LA

- A spacious detached house in a desirable hamlet
- Well proportioned accommodation of about 2,500 sq ft
  - 4 bedrooms and 2 bathrooms
  - Family sized kitchen / breakfast room
  - Lovely sun room with access to the terrace
- Good sized level south facing garden and terrace
  - Integral garage
- In and out drive with gravelled parking area
  - Far reaching views
  - No onward chain

Viewing strictly by appointment  
Symonds & Sampson  
01258 473766





Cotswold House is a detached four bedroom stone house built in the late 1970's. The accommodation is bright, spacious and well presented with some of the rooms enjoying far reaching views over the countryside and a large and beautiful rear garden.

The front door opens into a porch with a further door into the welcoming hall with an understairs cupboard, stairs to the first floor and access to the principal rooms. The sitting room is a charming room with an LPG gas fire and a door leads into the garden room with bifold doors out to the garden. The kitchen / dining room is a good size with a dual aspect and French doors open out to the garden. The kitchen has a range of wall mounted and floor standing units and integrated appliances include a fridge / freezer, a dishwasher, two ovens and an electric hob. A door from the kitchen leads into the utility room with wall and floor units with a worktop over and a sink and there is space and plumbing for two appliances. There are two external doors leading to the front and to the rear and a further internal door leads into the double garage.

On the first floor there are four double bedrooms and a family bathroom with a shower over the bath. The master bedroom has fitted wardrobes and there is an ensuite shower room. Bedrooms two and three have built in wardrobes.

#### Situation

Cotswold House is located in the middle of this sought after 'no-through' hamlet of Stalbridge Weston in rural North Dorset. There is an abundance of country lanes, footpaths and bridleways on the doorstep.

It is approximately 1 mile from both the popular village of Stourton Caundle and the small town of Stalbridge. Stourton Caundle has the Trooper Inn pub, a village hall and church. Stalbridge boasts the award winning Dikes family supermarket, primary school and everyday shops.

Stalbridge Weston is 6 miles from the Abbey town of Sherborne with its offering of boutique shops and cafes, private schools and a mainline railway station (Waterloo 2

hours approx.) and the former market town of Sturminster Newton. Road links are excellent with the A30 at Henstridge and A303 at Wincanton and Templecombe (3.5 miles) has a mainline railway to London Waterloo.

#### Directions

What three words: signs.towers.hounded

On entering the hamlet the property will be found after about 500m on the left hand side and our for sale board will be outside.

#### Outside

The property is approached from the lane to a gravelled parking area - there is an 'in and out' drive.

There is a raised bed to the front and to the rear a terrace with south facing lawns, mature shrubs and trees.

#### Services

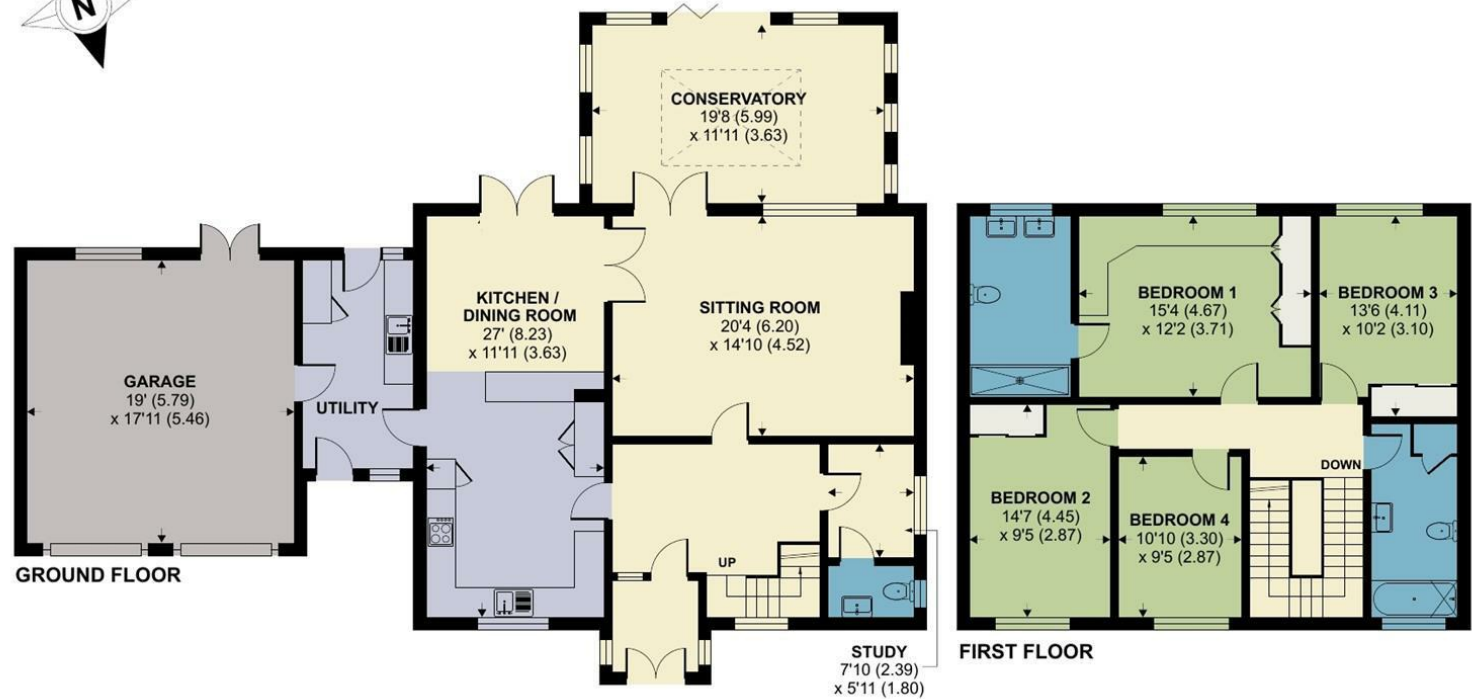
Mains water and electricity are connected to the property. Private drainage. Oil fired central heating system.

Local Authority  
 Dorset Council Tel: 01305 221000  
 Council Tax Band: G

Property Information  
 Broadband - Standard & Ultrafast broadband is available.  
 Mobile network coverage is available inside and outside.

## Stalbridge Weston, Sturminster Newton

Approximate Area = 2163 sq ft / 200.9 sq m  
 Garage = 342 sq ft / 31.7 sq m  
 Total = 2505 sq ft / 232.6 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1109808



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01258 473766  
 Agriculture House Market Place  
 Sturminster Newton  
 Dorset  
 DT10 1AR  
 sturminster@symondsandsampson.co.uk

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