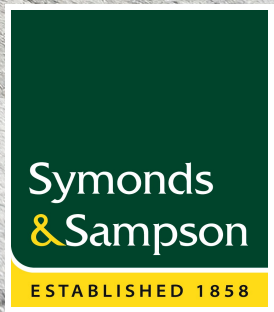




Lairigdubh, Grove Lane, Stalbridge, Sturminster Newton,
Dorset

Guide Price
£715,000
Freehold



A substantial house of over 2,700 square feet (254sqm) with enclosed rear garden and front drive in an elevated position within the town.

**Lairigdubh, Grove Lane,
Stalbridge, Sturminster Newton,
Dorset, DT10 2RD**

- Extended and well presented house
- Fabulous family home with flexible accommodation
 - 2 reception rooms both with bay windows
- Large kitchen and voluminous conservatory dining room
- Generous garden with summerhouse and decked terrace
- Impressive drive, garage and plenty of off street parking
 - Fabulous far-reaching countryside views
- Very quiet location but close to all the amenities

Viewing strictly by appointment
Symonds & Sampson
01258 473766





The property has been extended over the years and now provides very flexible accommodation that would meet a range of requirements, be it annexe potential or space to work from home. The house is set on an excellent sized plot with garage, lots of off street parking, and secure garden, and enjoys wonderful countryside views.

The front door leads into the central entrance hall which has 2 coats cupboards and access to the ground floor rooms.

The kitchen/dining room, which flows into the voluminous conservatory, is the real heart of the home. It is fitted with a range of floor and wall units along with a central island. There is a 1½ bowl sink unit, space for fridge/freezer, a Range Master double oven with 5 ring gas hob and integral dish washer. The conservatory is a fabulous room with windows overlooking the garden, and two sets of doors leading to the garden and side.

To the front of the house are two similar size reception rooms, both with bay windows and views. The sitting room has an attractive gas fireplace and the family room enjoys plenty of natural light, being double aspect. To the rear are 3 good size bedrooms, all enjoying views over the garden and sharing a cloakroom and bathroom.

Off the kitchen is an inner hallway with stairs to the first floor, and access to bedroom 5, the utility room and the family bathroom. This area would lend itself to a small self-contained annex if required. The utility room is fitted with floor and wall units, sink and space and plumbing for white goods. The bathroom is fitted with a bath, separate shower cubicle, wc, vanity unit and heated towel rail.

The first floor landing is an excellent space making an ideal study area. The master bedroom enjoys fabulous views to the front, has a large walk in wardrobe and an en suite bathroom room.



Situation

Stalbridge itself is a thriving village. It has an excellent variety of amenities that cater for most day to day needs. These include: the famous award winning and independently run Dikes supermarket, post office, pharmacist, popular butchers, Doctors and Dentist surgeries, library and a primary school. There is also a regular bus service to larger neighbouring towns and villages. There are good rail links, with main line rail stations at Templecombe, Gillingham and Sherborne (London Waterloo) and Castle Cary (London Paddington); the A303 trunk road can be joined at Wincanton providing road access to both London and The Home Counties. The area is also well known for its schooling in both the state and independent sectors.

Outside

Approached from the lane, the driveway sweeps up to the house with a double garage and plenty of turning space and parking. The driveway is flanked by lawns and maturing

trees giving privacy from the lane.

The rear garden is generous and mainly laid to lawn. The canopy of a mature tree gives shade and privacy. At the top of the garden is a sun terrace with magnificent views over the town and beyond over the Blackmore Vale and a good summer house adjacent. The top of the garden is a level area of lawn with the garden shed tucked to one side. The centre of Stalbridge rarely gives such generous gardens.

Directions

Once you reach Henstridge on the A30, at the traffic lights turn towards the A357 south to Stalbridge. Continue into Stalbridge, on to the High Street and just before the pinch junction turn right into Grove Lane. Where the road divides; follow the right hand road and this property will be found on the left about half way up the hill.

Services

Mains water, electricity, gas and drainage are connected to the property. Mains gas central heating system.

Local Authority

Dorset Council Tel: 01305 221000
Council Tax Band: E

Property Information

Broadband - Standard and superfast broadband is available.

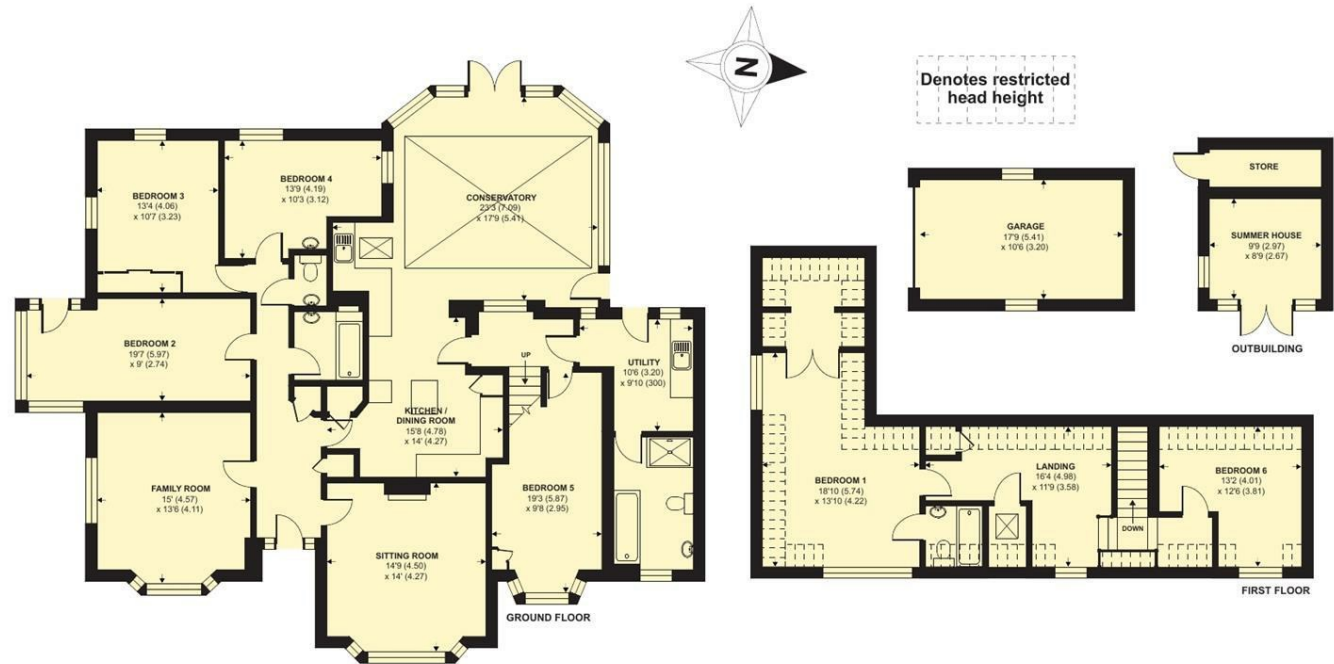
Mobile phone network coverage is very limited inside and likely outside – (coverage is best provided by O2 Network) (Information from Ofcom <https://www.ofcom.org.uk>)





Grove Lane, Stalbridge, Sturminster Newton, DT10 2RD

APPROX. GROSS INTERNAL FLOOR AREA 2735 SQ FT 254.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT ,OUTBUILDING & INCLUDES GARAGE)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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WT June 2024



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