

Symonds
& Sampson



Cotswold House

Stalbridge Weston, Sturminster Newton, Dorset

Cotswold House

Stalbridge Weston
Sturminster Newton
Dorset DT10 2LA

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



- A spacious detached house in a desirable hamlet
- Well proportioned accommodation of about 2,500 sq ft
 - 4 bedrooms, 2 bathrooms (1 ensuite)
- South facing garden and terrace. Just under half an acre.
 - In/out drive, double garage and fine views.
 - Brand new Klargest treatment plant
 - No onward chain

Guide Price £825,000

Freehold

Sturminster Sales
01258 473766

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THE DWELLING

Cotswold House is a detached four bedroom stone house built in the late 1970s. 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 and doors to the principal rooms. The sitting room is a charming room with an LPG gas fire and a door which opens into the garden room with a triple aspect, wooden floor and bi-fold doors out to the garden. This room is currently used as a family dining room and is a lovely entertaining space opening straight out to the south-facing terrace. 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 and there are countryside views to both the front and back.

ACCOMMODATION

See floorplan but in brief:

Ground floor - Hall, sitting room, kitchen/dining room, garden room, study, cloakroom and utility room.

First floor - Master bedroom with ensuite shower room, three further bedrooms and bathroom.





OUTSIDE

The property is approached from the lane via an 'in-out' drive on to a large gravel parking with a double garage, having up and over doors, power and light.

There is a circular central flower bed and well stocked flower and shrub beds to the sides with some mature hedging. Gates to either side of the house give access to the rear where there is a sheltered and private stone terrace. There is a working area with raised beds to the rear of the garage with a brand new Klargester treatment plant, and then a level south-facing lawn. The garden is a delight, faces due south and is a real feature of the

property, with the whole plot measuring just under half an acre.

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.

SERVICES

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

MATERIAL INFORMATION

Broadband - Standard & Ultrafast broadband is available.
Mobile network coverage is available inside and outside.
Council Tax Band: G

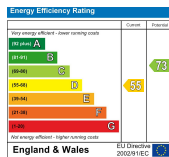
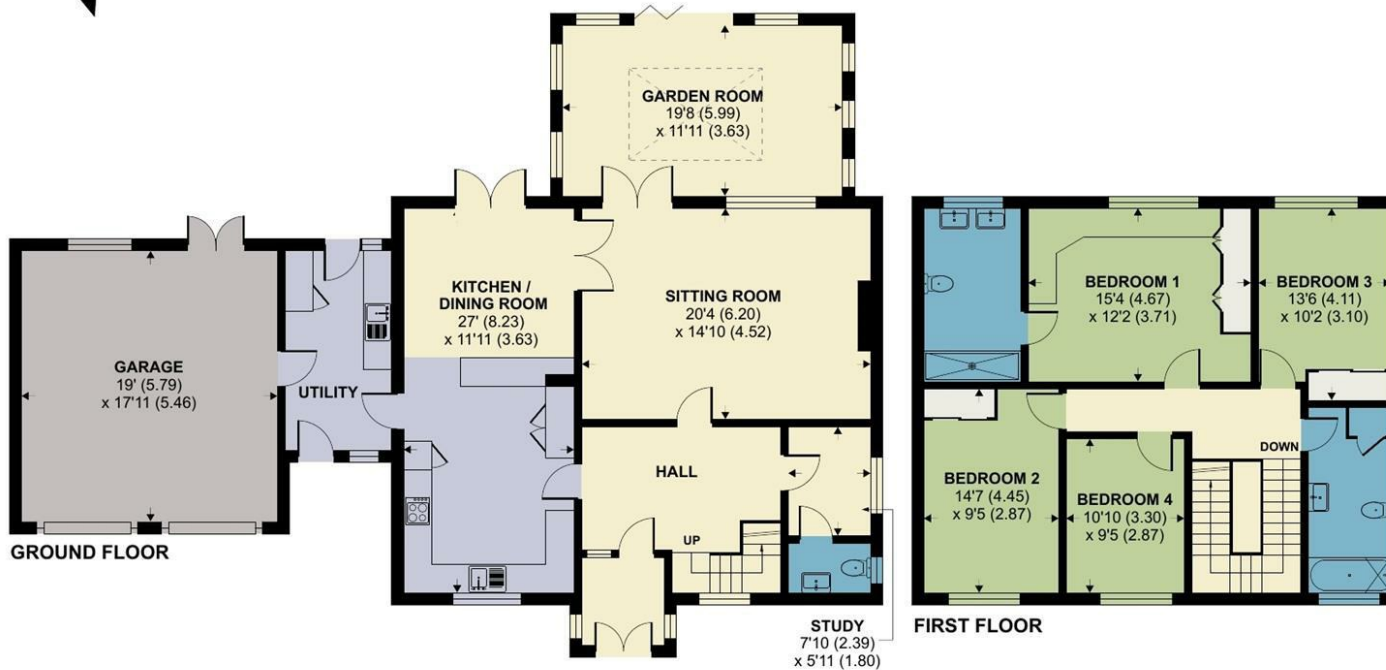
Stalbridge Weston, Sturminster Newton

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



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



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